

Pre-Registration summary(नोंदणी पूर्व गोषवारा)

मूल्यांकन प्रत्येक (गृही क्षेत्र - बांधीय)					
Valuation ID	202406139720			13 June 2024,05:59:21 PM	
मूल्यांकनाचे वर्ष	2024				
जिल्हा	पुणे (उपनगर)				
मूल्य विभाग	37-विलेपार्ले पश्चिम (अंधेरी)				
उप मूल्य विभाग	मुंबाग. उर्वरस मजलीही इत, पूर्वस रेल्वे स्टेशन, दक्षिणेस वॉर्ड १४ व पश्चिमेस स्वामी विवेकानंद रोड.				
कॉसे नगर / न. नू. क्रमांक :	सि.टी.एच. नं.४४/४९९				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यांकन र.					
खुली जामीन	निवासी सटनिबर	कार्यालय	दुकाने	औद्योगिक	पोसामानाचे एकक
122730	235990	271390	294990	235990	चौरस मीटर
बांधीय क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	127.29चौरस मीटर	मिळकतीचा वारसा-	निवासी सटनिबर	मिळकतीचा प्रकार-	बांधीय
बांधकामाचे वर्गीकरण-	1-आत सी सी	मिळकतीचे वन-	0 TO 2वें	बांधकामाचा दर -	Rs.30250/-
उदाहरण सुविधा-	आहे	मजला -	11th floor To 20th floor		
रक्ता सन्मुख -					
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निरसण घट/वाढ = 110% apply to rate= Rs.259589/-					
घसा-शानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर =(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * मजला-शानुसार टक्केवारी)+ खुल्या जमिनीचा दर)					
= (((259589-122730) * (100 / 100))+122730)					
= Rs.259589/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 259589 * 127.29				
	= Rs.33043083.81/-				
E) बंदिस्त वाहन तळाचे क्षेत्र	27.88चौरस मीटर				
बंदिस्त वाहन तळाचे मूल्य	= 27.88 * (235990 * 25/100)				
	= Rs.1644850.3/-				
Applicable Rules	= ,10,4,16				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + वारसाचे मूल्य + मॅगनिफाईन मजला क्षेत्र मूल्य + लागतका मजलीचे मूल्य + वरील मजलीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती बांधकामाचा मूल्य आणेचे मूल्य + बंदिस्त वास्तविकी + रेडिअल वास्तविकी				
	= A + B + C + D + E + F + G + H + I + J				
	= 33043083.81 + 0 + 0 + 0 + 1644850.3 + 0 + 0 + 0 + 0 + 0				
	=Rs.34687934.11/-				

Home Print

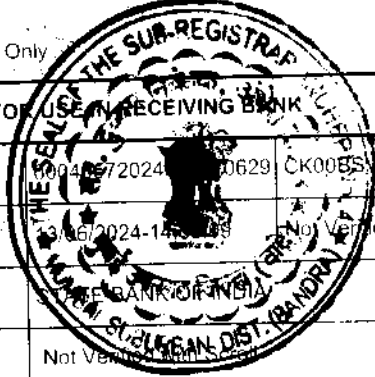
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CHALLAN
MTR Form Number-6



GRN	MH003485054202425E	BARCODE	[Barcode]		Date	13/06/2024-11:55:04	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	BDR15_JT SUB REGISTRAR ANDHERI 4			Full Name	JIMIR SHAH AND OTHER			
Location	MUMBAI			Flat/Block No.	FLAT NO 1102 11TH FLOOR A WING NAV VILE			
Year	2024-2025 One Time			Premises/Building	PARLE CHS LTD ANAND BHAVAN			
Account Head Details		Amount In Rs.		Road/Street	45, BAJAJ ROAD.			
0030045501 Stamp Duty		3356200.00		Area/Locality	VILE PARLE WEST MUMBAI			
0030063301 Registration Fee		30000.00		Town/City/District				
				PIN	4 0 0 0 5 6			
				Remarks (If Any)	SecondPartyName=JET SPEED REALTORS PRIVATE LIMITED-			
				Amount In	Thirty Three Lakh Eighty Six Thousand Two Hundred			
				Words	Rupees Only			
				Total	33.86.200.00			
Payment Details			STATE BANK OF INDIA					
Cheque-DD Details			FOR USE IN RECEIVING BANK					
Cheque/DD No.		Bank CIN	Ref. No.	00040272024000629		CK00851VM10		
Name of Bank		Bank Date	RBI Date	13/06/2024-14:00:09		No. Verified with RBI		
Name of Branch		Bank-Branch		THE BANK OF INDIA (PUNE)				
		Scroll No. / Date		Not Verified				



Department ID: [Blank] Mobile No: 9167106865
 This Challan is to be used only for the payment of Stamp Duty and Registration Fee. It is not valid for any other purpose. The Challan is valid for a period of 30 days from the date of issue. The Challan is to be submitted to the Sub Registrar office only. Any other office will not accept this Challan. The Challan is to be submitted to the Sub Registrar office only. Any other office will not accept this Challan. The Challan is to be submitted to the Sub Registrar office only. Any other office will not accept this Challan.

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-401-10653	0001945348202425	13/06/2024-18:47:42	IGR189	30000.00
2	(IS)-401-10653	0001945348202425	13/06/2024-18:47:42	IGR189	3356200.00
Total Defacement Amount					33,86,200.00



D H C
Document Handling Charges
Office of the Sub-Registrar

Receipt of Document Handling Charges

PRN 0624135807335

Receipt Date 13/06/2024

Received from DHC, Mobile number 9326682279, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 10653 dated 13/06/2024 at the Sub Registrar office Joint S.R. Andheri 4 of the District Mumbai Sub-urban District.

2000

Payment Details

Bank Name SBIN

Payment Date 13/06/2024

Bank CIN 10004152024061306843

REF No. 416591479832

Deface No 0624135807335D

Deface Date 13/06/2024

This is computer generated receipt, hence no signature is required.

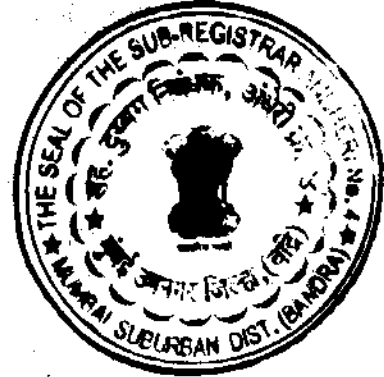
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D H C
 Document Handling Charges
 Mumbai Sub-urban District

Receipt of Document Handling Charges

PRN	0624134907414	Receipt Date	13/06/2024
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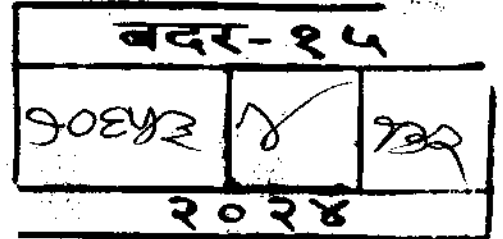
Received from DHC, Mobile number 9326682779, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered on Document No. 10653 dated 13/06/2024 at the Sub Registrar office Joint S.R. Andheri 4 of the District Mumbai Sub-urban District.



Payment Details

Bank Name	SBIN	Payment Date	13/06/2024
Bank CIN	10004152024061306909	REF No.	416564781042
Deface No	0624134907414D	Deface Date	13/06/2024

This is computer generated receipt, hence no signature is required.





CHALLAN
MTR Form Number-6



GRN	MH003485054202425E	BARCODE	[Barcode]		Date	13/06/2024-11:55:04	Form ID	25.2
Department					Inspector General Of Registration			
Type of Payment					Payer Details			
Stamp Duty					TAX ID / TAN (If Any)			
Registration Fee					PAN No.(If Applicable)			
Office Name					Full Name		JIMIR SHAH AND OTHER	
BDR15_JT SUB REGISTRAR ANDHERI 4								
Location					Flat/Block No.		FLAT NO 1102 11TH FLOOR A WING NAV VILE	
MUMBAI					Premises/Building		PARLE CHS LTD ANAND BHAVAN	
Year					Road/Street		45, BAJAJ ROAD,	
2024-2025 One Time					Area/Locality		VILE PARLE WEST MUMBAI	
Account Head Details					Town/City/District			
Amount In Rs.					PIN		4 0 0 0 5 6	
0030045501 Stamp Duty					3356200.00			
0030063301 Registration Fee					30000.00			
Remarks (If Any)					SecondPartyName=JET SPEED REALTORS PRIVATE LIMITED-			
					बदर-१५			
					90E43 Y BR			
					2024			
Total					Amount In		Thirty Three Lakh Eighty Six Thousand Two Hundred	
33,86,200.00					Words		Rupees Only	
Payment Details					FOR USE IN RECEIVING BANK			
STATE BANK OF INDIA					Bank CIN		Ref. No.	
Cheque-DD Details					9004057202405000629		CK00BSVMM0	
Cheque/DD No.					Bank Date		RBI Date	
					13/06/2024-14:58:00		Not Verified with RBI	
Name of Bank					Bank-Branch			
					STATE BANK OF INDIA			
Name of Branch					Scroll No. , Date		Not Verified	

Department ID :

Mobile No. : 9167106865

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलान केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

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*Amish
Pratik K. Hub
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AGREEMENT FOR SALE

THIS ARTICLES OF AGREEMENT made at Mumbai, this
13th day of June, in the Year Two Thousand
Twenty Four;

BETWEEN

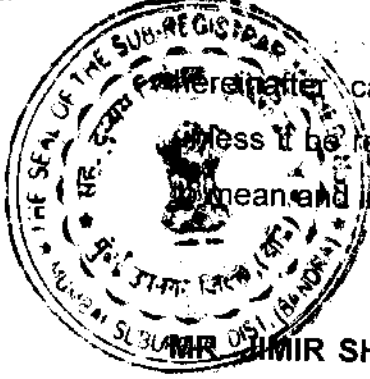
JET SPEED REALTORS PRIVATE LIMITED, a Private Limited
Company incorporated on 6th December 2005 under the provisions of
Companies Act, 1956 and deemed to have been incorporated under
the provisions of Companies Act, 2013 having its registered address
at Unit No.1232-A, 12th Floor, Hubtown Solaris Premises, N. S.

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Amish Pratik K. Hub

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Phadke Road, Opp. Telli Galli, Andheri (East), Mumbai - 400069,



hereinafter called "**THE PROMOTERS**" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the **ONE PART**;

AND

MR. AMIR SHAH & MR. PRATIK SHAH, adult/s Indian inhabitants/ residing at / having address at 602, Aangan Building, Bhatia House, Paranjpe Scheme A Road no 3, Near Suncity Theatre, Vile Parle East, Mumbai - 400057 hereinafter called "**THE ALLOTTEE/S**" (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include in the case of individuals his/her/their heirs and legal representatives, executors and administrators, successors and assigns and in case of the HUF, the members and the coparceners of HUF from time to time and the last surviving member and coparcener and the legal heirs, executors and administrators of such last surviving member and in case of partnership firm the partners constituting the firm for the time being and the survivors or survivor of them and their respective heirs and legal representatives, executors and administrators and in case of a corporate body, its successors and in the case of the Trust its Trustees for the time being) of the **OTHER PART**:

WHEREAS:-

- (a) Nav Vile Parle Co-Operative Housing Society Limited, a Society registered under the provisions of Maharashtra Co-operative Societies Act, 1960, bearing Registration No. BOM/HSG/2354 of 1970 having its registered address at Anand Bhavan, 45, Bajaj Road, Vile Parle (West), Mumbai-400056, hereinafter called "**the Society**" is seized and

[Handwritten signature]

Amir Shah Pratik Shah

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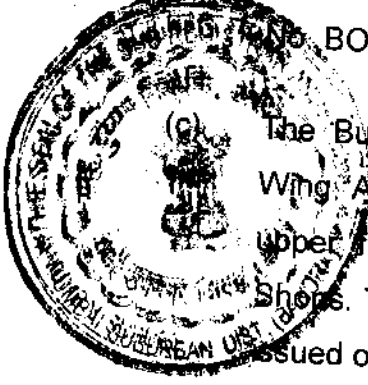
possessed of or otherwise well and sufficiently entitled to the absolute Owners of all that pieces or parcels of land bearing Final Plot No. 45 of Town Planning Scheme VI, Vile Parle corresponding to CTS No. 899A (measuring 2500 sq. mtrs.) as per Property Registered Card and assessed by the Municipal Corporation of Greater Mumbai, Ward No. 8133 (1), (2) and (3), Street Nos. 39, 41 and 40 situated lying and being at 45 Bajaj Road, Vile Parle West, Mumbai Suburban District (hereinafter referred to as "the Land") together with the building known as 'Anand Bhavan' (since demolished) standing thereon (hereinafter referred to as "the Building"). The Land and the Building are hereinafter collectively referred to as "the said Property". The said Property is more particularly described in the First Schedule hereunder written. The Society has become the absolute Owner of the Society under the Deed of Conveyance mentioned hereinafter.



- (b) By a Deed of Conveyance dated 31st March, 1970, executed between Manharlal Matubhai and Anr. in the capacity of Sole Beneficiaries and the surviving Trustees under the Indenture of Settlement dated 31st March, 1931, therein referred to as the Vendors of the First Part, Mr. Shantikumar Dharamshi & Anr. therein referred to as Confirming Parties of the Second Part and the Society herein therein referred to as the Purchasers of the Third Part, the Vendors therein have sold, conveyed, transferred and assigned and the Confirming Parties therein have confirmed unto the Purchasers therein, the Society herein, the Land together with the structures standing thereon more particularly described in the First Schedule thereunder written for the consideration and on the terms and conditions more particularly set out therein. The Deed of Conveyance is

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Shantikumar Dharamshi *Pratik F. Alur*

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registered with the Sub-Registrar of Assurances under serial No. BOM/R/1461 of 1970;

The Building 'Anand Bhavan' comprises of 2 Wings being Wing 'A' and Wing 'B', each Wing comprising of Ground + 3 upper floors which in total has 40 residential Flats and 8 Shops. The Occupation Certificate in respect of the Building is issued on 23rd October, 1971;

- (d) At present, there are 48 members of the Society. The Members are absolutely entitled to their respective Flats/ Shops and are in exclusive use, occupation and possession of their respective Flats and Shops in the Building. Out of the 48 Members of the Society, 4 Members are in exclusive use, occupation and possession of 2 Flats each. Hence while counting the total number of Members, the Society has 44 Members. The total area of the Flats and the Shops in the Building is 26,165 sq. ft. MOFA carpet area;
- (e) The building is constructed in the year 1970-1971. The building has become old which requires structural repairs involving substantial expenditure;
- (f) In the Special General Body Meeting ("SGBM") of the Society held on 25th March, 2012, the Members of the Society present therein unanimously agreed to redevelop the said Property;
- (g) The Society appointed one S. P. Shevade & Associates, Project Management Consultant ("PMC") for the purpose of the redevelopment of the said Property.
- (h) The Society had by publishing Public Notices in the newspapers on 17th January, 2019 invited offers from various

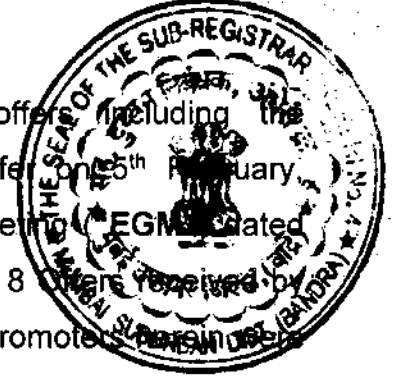
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Builders and Developers for the proposed redevelopment of the said Property of the Society and had through floated Tenders;

- (i) Various Developers submitted their offers including the Promoters herein who submitted its offer on 15th February 2021. In the Extra Ordinary General Meeting (EGM) dated 13th February, 2021, after comparing the 8 offers received by the Society, 4 Developers including the Promoters were shortlisted and Redevelopment Committee was formed by the Society in this meeting. All the 4 shortlisted Developers were requested by the Society to fill up the tender floated by the Society and submit the same to the Society.
- (j) As requested by the Society, out of the 4 Developers shortlisted by the Society, the Promoters herein submitted the tender to the Society. Further, the Society and majority of members found the offer of the Promoters most favourable;
- (k) In the EGM dated 18th March, 2021, the Promoters were shortlisted for undertaking the redevelopment of the said Property, and it was decided that a meeting shall be convened as per the provisions of Section 79A of Maharashtra Co-operative Societies Act, 1960 and the rules thereunder for appointing a Developer;
- (l) In the EGM dated 1st May, 2021, in compliance of the directions issued by the Government of Maharashtra vide its Circular dated 4th July, 2019 under the provisions of Section 79A of Maharashtra Co-operative Societies Act, 1960 and the rules thereunder, in the presence of the Officer of the Registrar of Co-operative Societies, Mr. Rajendraji Bhoi, the Promoters

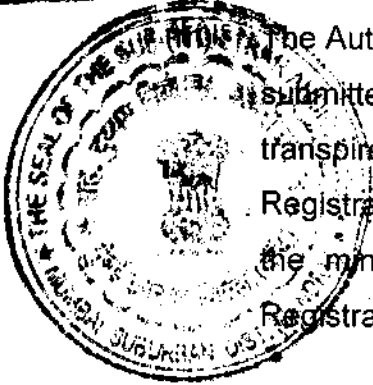


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herein are appointed by majority of the Members present therein. A video recording was also done of the meeting;



The Authorised Officer present in the EGM dated 1st May, 2021 submitted his report dated 5th May, 2021 setting out all that transpired in the meeting dated 1st May, 2021 to the Dy. Registrar of Co-operative Societies and the Society submitted the minutes of the EGM dated 1st May, 2021 to the Dy. Registrar;

- (n) The Dy. Registrar of Co-operative Societies by letter dated 7th May, 2021 addressed to the Society, has granted his No-Objection and has given his approval for the decision taken by the Members of the Society in the EGM dated 1st May, 2021 for appointing the Promoters as the Developer of the Society for undertaking the redevelopment of the said Property;
- (o) The Society issued Letter of Intent dated 10th May, 2021 in favour of the Promoters which was accepted by the Promoters.
- (p) By a Redevelopment Agreement dated 27th August, 2021 executed by and between the Society, therein referred to as the Society of the first part, 46 members out of the total 48 members of the Society therein referred to as the members of the second part and the Promoters herein therein also referred to as the Developer of the third part, the Society has granted Redevelopment Rights in respect of the said property more particularly described in the Schedule thereunder written as well as in the First schedule hereunder written for the consideration and on the terms and conditions more particularly set out therein. The Redevelopment Agreement is registered with the Sub-Registrar of assurances under Sr.

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No.BDR-1-10747 of 2021 (hereinafter referred to as "the Development Agreement");

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- (q) The Society also executed a Power of Attorney dated 21 September, 2021 in favour of Mr. Keyur Shah, Director of the Promoters, authorizing him to do all the acts, deeds, matters and things for carrying out redevelopment of the said Property. The Power of Attorney is registered with the Sub Registrar of Assurances under Sr. No.BDR-1- 10959 of 2021 (hereinafter referred to as "the Power of Attorney");
- (r) In the premises, the Promoters are entitled to redevelop the said Property by demolishing the building and constructing thereon a new commercial cum residential Building on the Land as per the approved Plans and permissions by consuming the FSI at present available (i.e. 2.97 FSI) to the fullest extent arising out of the said Property, to treat the said Property as a recipient plot and avail of, load and consume TDR, utilize Fungible FSI, incentive FSI, FSI available on payment of premium or otherwise for construction and / or area available for construction of free of FSI and/or FSI / TDR available under Regulation 33 (7b), Road Width, FSI, TDR in accordance with the Building regulations and Development Control and Promotion Regulation 2034 ("DCPR 2034");
- (s) In the Property Register Card, the Society's name is mutated in respect of the said Property. Copy of the Property Registered Card is annexed hereto and marked as **Annexure "A"**.
- (t) Pursuant to execution of the Development Agreement and Power of Attorney, the following steps are taken by the Promoters for redevelopment of the said Property.

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The Promoters applied to the Competent Authority for grant of Civil Aviation NOC in respect of the said Property. The Authority has given its Civil Aviation NOC on 16.07.2021. is annexed and marked as **Annexure "B"** hereto;



IOD is issued on 21st December 2021 under File No. P-8465/2021/(45)/KW Ward/FP/IOD/ 1/New. The Plans are sanctioned for construction of the Building comprising of Commercial-cum-Residential Building comprising of 2 Basements + Ground/Stilt + 1 Podium + 10 upper Floors. Copy of the IOD is annexed hereto as **Annexure "C"**.

- (iii) The Members of the Society vacated their respective Premises and have acquired temporary Alternate Accommodation. The Members of the Society have handed over actual vacant and peaceful possession of their respective Premises to the Promoters. The Society has also handed over actual vacant and peaceful possession of the said Property to the Promoters in for the purpose of redevelopment;
- (iv) The Building is demolished.
- (v) The Commencement Certificate is issued on 20.04.2022 initially for up to Plinth level of the New Building as per the sanctioned Plans. Hereto annexed and marked as **Annexure "D"** is a copy of the Commencement Certificate.
- (vi) The Project is registered with the Maharashtra Real Estate Regulatory Authority under registration no.

Pratik
Amir *Pratik*

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P51800035189. The authenticated copy of Registration is annexed hereto as Annexure "E"

- (vii) The Promoters have commenced the construction of the New Building.
- (u) Under the Development Agreement, the Promoters are required to provide to the Members of the Society fully constructed residential Flats/Shops free of cost in the building in aggregate admeasuring approx. 37442 sq. m. carpet as and by way of Permanent Alternate Accommodation along with 55 car parking spaces free of cost. The Promoters are entitled to the balance Residential Flats and car parking spaces. The Promoters are entitled to sell and/or in any manner deal with / create third party rights in respect of the balance Flats and car parking spaces in the New Building hereinafter referred to as "the Sale Component". The Promoters are entitled to deal with the sale component as it deems fit and proper without being accountable to anyone, by entering into Agreement with the prospective Purchasers of such Flats and car parking spaces and to receive and appropriate to themselves the entire sale proceeds in respect thereof.
- (v) The Promoters have planned out the Development of the said Property in such a way that the Promoters can consume minimum FSI of 7718 square meters including the above referred FSI, Fungible FSI and further area/FSI available by payment of the premium or otherwise at concessions available as per the prevailing rules and regulations and with the provisions to avail of, load and utilize the further F.S.I./ Fungible FSI and additional FSI as may be permissible by



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amending the building plans from time to time. The Allottee/s have been explained the effect of Fungible FSI and FSI to be obtained by payment of premium as also the Rules of Development Control and Promotion Regulations, 2034 (DCPR 2034") and proposed building plans on the project and the Allottee/s has given his/her free and informed consent for the changes as may be necessary to be carried out in the New building. It is further agreed by and between the parties that no further consent of the Allottee/s is required for any modifications / amendments or alterations in the Building Plans. Provided however the area, location, and floor of the Flats/Apartments agreed to be allotted and sold herein to the Allottee/s shall not be diminished or changed, as the case may be.

- (w) The Promoters propose to construct a Commercial Cum Residential building on the land comprising of 2 basements + ground/stilt Floor + 1 podium + 10 upper floors.
- (x) There are no encumbrances on the said Property and/or any litigation pending in respect of the said Property save and except disclosed in the Title Report dated 8th Sept 2021 issued by M/s Pravin Mehta and Mithi & Co. Advocates & Solicitors is annexed hereto and marked as **Annexure "F"** hereto.
- (y) The entire Project shall be known as "**Anand Bhavan**".
- (z) The Promoters shall obtain all other balance necessary approvals and permissions from the concerned authorities for the development of the said Property from time to time so as to obtain building completion certificate/ occupation certificate of the New building;

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(aa) The Promoters have appointed Architect, Mr. Hemal Sanghavi of M/s. IND + Architects registered with the Council of Architects.

(bb) The Promoters have appointed Mr. Hiren Tanna Structural Engineer for the preparation of structural designs and drawings of the new Building.

(cc) The Promoters while constructing New Building on the said Property are required to comply with various conditions imposed by Mumbai Municipal Corporation and shall carry out the construction as per the prevailing rules and regulations as applicable thereto.

(dd) The Allottee/s after perusing and verifying the facts and particulars on the website of the Regulatory Authority in respect of Project has / have evinced interest to purchase and acquire a Flat/ Apartment bearing No. 1102 in A Wing, being a bareshell flat on the 11th floor admeasuring 1250 sq. ft. RERA carpet area (hereinafter referred to as "the said Flat/ Apartment") in the New Building called "Anand Bhavan" being constructed on the said Property by the Promoters.

(ee) The Re-development of the said Property as envisaged herein and as registered under RERA is hereinafter, wherever the context may so require, referred to as the "said Project".

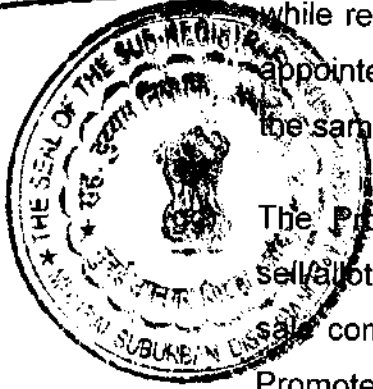
(ff) The Promoters have disclosed to the Allottees/s all necessary particulars as to the title and its rights in the property including encumbrances, if any, on the said Property. Particulars as to the said project including building and flat/apartments along with specification and internal development work, external development work, the date and manner in which the payment



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towards the cost of the flat to be made and date on which the possession of the flat / premises will be given are specified, while registering the said project with the Regulatory Authority appointed under the Real Estate Development Act, 2016 and the same are available on website of the Regulatory Authority;

The Promoters alone have the sole and exclusive right to sell/allot the flats and car parking spaces forming part of the sale component in the New building being constructed by the Promoters on the said Property and to enter into agreements for sale with the Purchaser/s of such flat / Apartments and to receive the entire sale consideration in respect thereof;

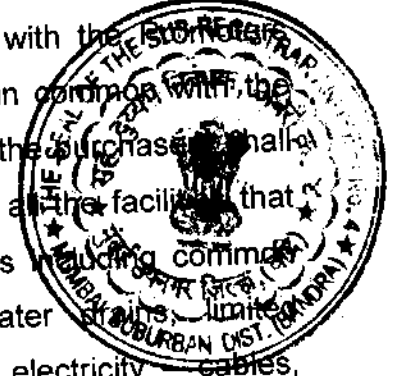
- (hh) It is agreed that this Agreement shall supersede any prior letters/writings, if any executed between the Promoters and the Allottee/s and all such letters/writings, if any shall stand cancelled. The Allottee/s has/have prior to the execution of this Agreement demanded from the Promoters and the Promoters have prior to the execution of these presents given inspection to the Allottee/s of all the documents of title relating to the said Property, the IOD, C.C i.e. the plans, designs and specifications prepared by the Promoters' Architects and of such other documents as are specified under the Maharashtra Real Estate (Regulation and Development) act 2016 and rules framed thereunder and herein referred to as "RERA" as may be applicable and The Maharashtra Ownership Flats (Regulation of the Promotion of Construction etc.) Act 1963 and the Rules framed thereunder (hereinafter referred to as "MOFA"). The Allottee/s has/have taken inspection of the said documents to his/her /their/its satisfaction and shall not raise any demand or requisitions in the future and/or to call for any further documents, pertaining to society's title of the said

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Property and of the right, power and authority of the Promoters, to develop the said Property;

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- (ii) The Allottees hereby agree and confirm with the Promoters that the Promoters and/or its assignees in common with the Society, the members of the Society and the Purchaser shall have right to use and enjoy at all times all the facilities that may be finally provided by the Promoters including common pathways, recreation facility, storm water drains, common area facilities, sewerage lines, electricity cables, electrical meters and panel rooms, underground and overhead tanks, water pipe lines, pump room and auxiliary tanks, common lighting, lifts, Lift Machine Rooms and all such other facilities forming part of the said Project;
- (jj) Under and in terms of the registered undertaking given by the Promoters to the MCGM, the Promoters are liable to notify to the Purchaser/s of the deficiency in open space in the said Property and for that purpose the Allottee/s shall not hold MCGM and the Promoters liable at any time now and/or in future in respect thereof. The Allottee/s is further put to the notice about the inadequate maneuvering space of car parking and no complaint shall be made to M.C.G.M. with this regard;
- (kk) The Allottee/s shall not hold MCGM liable for inadequate/sub-standard sizes of the Rooms at any point of time and no complaints shall be made with the MCGM or Promoters in this regard. Further, the Allottee/s shall not hold MCGM liable for failure of Mechanical Parking system/car lift at any point of time. The Allottee/s hereby gives its irrevocable consent / no objection for redevelopment of neighborhood areas with deficient open space;



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The Promoters have agreed to sell to the Allottee/s Flat bearing No. 1102 in A Wing, being a bareshell flat on the 11th Floor, admeasuring 1250 sq. ft RERA Carpet area in the New building being constructed and known as "Anand Bhavan" on the said Property more particularly described in the First Schedule hereunder written for the lump sum consideration of Rs. 5,59,36,000 (Rupees Five Crores Fifty Nine Lakhs Thirty Six Thousand Only) (hereinafter referred to as "the said Flat" along with the exclusive right to use the terrace adjoining the said unit per the clause set out in accordance with the provision of the Development agreement together with car parking space (hereinafter referred as " the said Car Parking") at the price and on the terms and conditions hereinafter appearing and more particularly described in the Second Schedule hereunder written. The copy of the Floor Plan as sanctioned by the Competent Authority showing the said Flat is annexed hereto and marked as Annexure "G";

(mm) The carpet area of the said Flat is 1250 square feet as per The Real Estate (Regulation and Development) Act, 2016 ("the said Act") and "carpet area" means the net usable floor area of a flat, excluding the area covered by the external walls, areas under services shafts, appurtenant to the said Flat/Apartment for exclusive use of the Allottee/s but includes the area covered by the internal partition wall and column offsets of the flat;

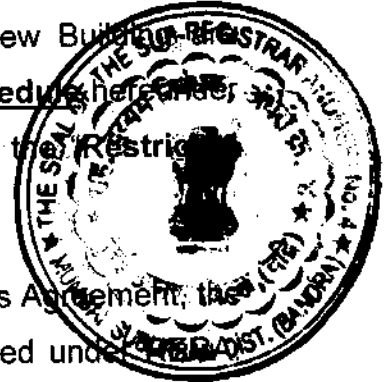
(nn) The Specifications, Common Areas, Amenities, Facilities and Infrastructure to be provided in the New Building are more particularly described in the Third Schedule hereunder

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written, (hereinafter referred to as the "Building Common Areas and Amenities");

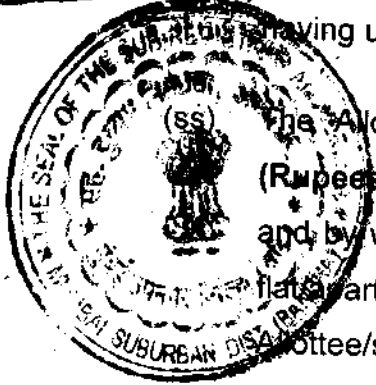
- (oo) The restricted areas, and facilities of the New Building more particularly described in the Fourth Schedule hereinafter written (hereinafter collectively referred to as the "Restricted Common Areas and Amenities");
- (pp) Wherever the term 'carpet area' is used in this Agreement, the same shall have the same meaning as defined under the Act. Accordingly, carpet area in relation to the said Flats/Apartments shall always mean RERA carpet area;
- (qq) The Parties relying on the confirmation, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws and the Allottee/s, having perused all the necessary documents, deeds and writings related to title of the Promoters to the said Property and the said Building along with all other documents as specified in the said Act and under this Agreement, and after being fully informed and satisfied about the same, as also about the status, approvals, sanctions and the plans in respect of the New Building and subject to the rights of the Promoters reserved herein, is/are desirous of purchasing from the Promoters the said Flat/Apartment on the terms and conditions and the consideration specified hereinafter;
- (rr) Under section 13 of RERA, the Promoters are required to execute a written Agreement for Sale in respect of the said Flat/s with the Allottee/s, being in fact these presents and also to register the said Agreement for Sale under the Registration Act, 1908 and the Allottee/s has/have entered into this



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Agreement after having read the contents hereof and appraising himself / herself / themselves / itself of the same having understood the provisions hereof;

The Allottee/s have/has paid a sum of Rs. 2,49,00,000 /- (Rupees Two Crores Forty Nine only) to the Promoters as and by way of advance payment of the sale price of the said flat/apartment agreed to be sold by the Promoters to the Allottee/s on or before execution hereof (payment and receipt whereof the Promoters do hereby admit and acknowledge and discharge the Allottee/s from the same);

(tt) The Parties are desirous of recording the terms and conditions mutually agreed and arrived at between them in writing in the manner hereinafter appearing.

NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED, DECLARED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS UNDER:-

1. In this Agreement, unless another intention is stated:-
 - i) The recitals, annexures and Schedules contained herein shall constitute an integral and operative part of this Agreement as though contained in this operative portion and shall be read and construed accordingly as an essential part of this Agreement.
 - ii) The singular includes the plural and vice versa.
 - iii) Reference to a particular gender does not exclude the other gender.

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2. SALE:-

2.1 The Promoters shall construct new Commercial Residential Building being New Building as 'Anand Bhavan' comprising of 2 basements + ground/ stilt Floor + 1 podium + 10 upper floors. (hereinafter referred to as "the New building"). The Promoters shall be entitled to vary, amend and/or modify any of the approved building Plans, and/or the Layout Plans and/or curtail or add any Amenities and/or Facilities, and similarly shall be entitled to shift and/ or relocate any Garden or Recreation Area/Fitness Center and/or an Open Area or otherwise, so as to exploit the fullest potential of the said Property or otherwise. The Allottee/s hereby give/s its irrevocable consent for the same.

2.2 The New Building shall be constructed in accordance with the plans, designs, specifications approved and to be amended by the concerned local authority from time to time by consuming the F.S.I. / T.D.R, Fungible FSI, additional FSI, entire incentive FSI and the FSI available under Regulation 33(7) B of DCPR 2034 or otherwise to the fullest extent as may be available on the said Property as may be permitted by the concerned authority or any government authority. The Allottee/s hereby accord/s his/her/ their specific and informed consent to the Promoters for carrying out the said amendments, alteration, modifications and/or variations and/or to increase the number of Levels/floors of the New Building and agree to execute such papers and documents as may be requested for by the Promoters in

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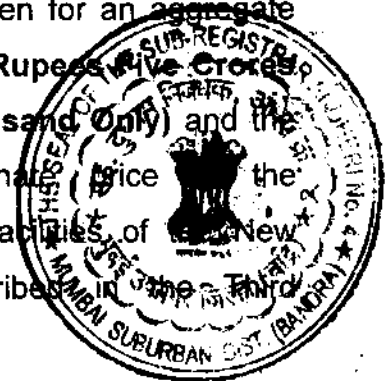
this behalf. The Allottee/s hereby accord/s his/her/their further specific consent to the Promoters for constructing and disposing off as they deem fit any other additional structures that they may deem fit to build as per the prevailing rules and regulations and/or as amended from time to time in this behalf by any Authority or the MCGM on the said Property. The Allottee/s agree/s not to obstruct and/or raise any objection whatsoever and/or interfere with the Promoters, their nominees or assigns for carrying out amendments, alterations, modifications, variations and/or additions as aforesaid so long as the area and location of the said Apartment agreed to be purchased by the Allottee/s is/are not reduced. Provided further that the Promoters shall obtain prior consent of the Allottee/s only in respect of such variations or modifications, which may adversely affect the said Apartment which the Allottee/s agreed to be purchased under this Agreement.

- 2.3 The Allottee/s hereby agree/s to purchase from the Promoters and the Promoters hereby agree to sell to the Allottee/s Residential Flat bearing No. 1102 of RERA carpet area admeasuring 1250 sq. feet in **A Wing**, being a bareshell flat on 11th floor, in the New Building known as "**Anand Bhavan**" (hereinafter referred to as "**the said Flat**") as shown in the Floor Plan hereof hereto annexed and marked **Annexure 'B'** along with the exclusive right to use the terrace adjoining the said unit per the clause set out in accordance with the provision of the Development agreement together with **2 car parkings** (hereinafter referred as "**the said Car**

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Parking/s"), and also more particularly described in the **Second Schedule** hereunder written for an aggregate consideration of Rs. 5,59,36,000 (Rupees **Five Crores Fifty Nine Lakhs Thirty Six Thousand Only**) and the consideration includes proportionate price of the common areas, Amenities and Facilities of the New Building more particularly described in the **Third Schedule** hereunder written.



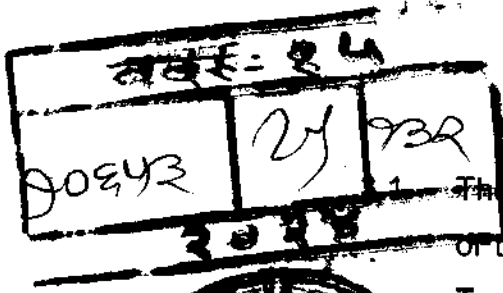
2.4 The carpet area of the said Apartment shall be as per the approved plans and may change as a result of physical variations due to tiling, ledges, plaster skirting, RCC column, Gypsum Plaster, POP etc. The Allottee/s agree/s that the carpet area of the said Apartment shall be subject to the variation being an increase and/or decrease of 3% (three per cent) on account of structural design, Gypsum Plaster, POP and construction variations and in such event, the Allottee/s shall not object to the same and shall not be entitled to any kind of compensation from the Promoters.

3. **CONSIDERATION:-**

The total aggregate consideration amount for the said Apartment including car parking space/s, on this Agreement and common areas, Amenities and Facilities in the New Building more particularly described in the **Third Schedule** hereunder written is Rs. 5,59,36,000 (Rupees **Five Crores Fifty Nine Lakhs Thirty Six Thousand Only**). It is also agreed that the stamp duty and registration charges will be borne by the developer.

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The Allottee/s has/ have paid on or before the execution of this Agreement a sum of **Rs.2,49,00,000 /-** (Rupees **Two Crores Forty Nine Lakhs only**) as advance payment and hereby agrees to pay to the Promoters the balance amount of **Rs. 3,10,36,000 /-** (Rupees **Three Crores Ten Lakhs Thirty Six Thousand only**) as per the "PAYMENT PLAN" mentioned in the following manner:-

Sr. No.	Particulars	Amount In Rs.
1.	By 12 th June 2024	25,00,000
2.	By 25 th June 2024	25,00,000
5.	By 15 th July 2024	1,60,36,000
6.	On Receipt of Full O.C	1,00,00,000
	Total	3,10,36,000

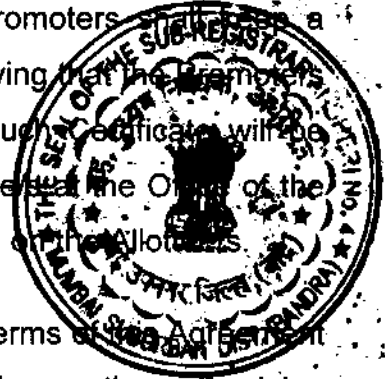
All payments required to be made under this Agreement shall be by Account Payee Cheques / Pay Orders / Demand Drafts / RTGS / NEFT in favour of **JET SPEED REALTORS PRIVATE LIMITED**. All receipts issued shall be subject to realization of the same.

3.2 The Allottee/s shall pay the amounts mentioned herein, including the various Installments on their respective due dates, without fail and without any delay or default, Time being the Essence of The Contract. The Promoters will forward to the Allottee/s intimation of the Promoters having carried out the construction at the address/email address given by the Allottee/s, under this Agreement and the Allottee/s shall be under obligation to pay the amount of installments, within 7 (seven) days of demand by the Promoters dispatching the intimation under certificate of posting or email or in

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any other manner, at the address of the Allottee/s given in these presents. The Promoters shall obtain a certificate of their Architect, certifying that the Promoters have completed the work and such Certificate will be open for Inspection by the Allottee/s at the Office of the Promoters, which shall be binding on the Allottee/s.



- 3.3 The Amount payable as per the terms of this Agreement for the items, such as plinth, casting of slabs, construction of brick walls, etc. already completed prior to the date of execution of this Agreement, shall be deemed to be due from the Allottee/s on the date of this Agreement in addition to the earnest money.
- 3.4 The total consideration amount excludes Taxes (consisting of tax paid or payable by the Promoters by way of G.S.T. and Cess or any other similar taxes which may be levied, in connection with the construction of and completion of the Project payable by the Promoters) up to the date of handing over the possession of the Apartment. With every installment of payment under clause 3.1, the Allottee/s shall also pay applicable GST and other taxes on such amount as would be applicable.
- 3.5 In accordance with the provisions of Income Tax Act, the Allottee/s is/are under obligation to deduct TDS of 1% on the consideration amount or such amount of TDS as would be notified by the Government from time to time and the Allottee/s shall deduct the TDS at the time of payment of each installment and pay the same to the Government Treasury and within seven (7) days of such payment obtain and furnish the required Challan /

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Certificate to the Promoters. In the event the Allottee/s fails to deduct such amount and/or to pay such amount to the Government Treasury then the Allottee/s shall be liable to suffer or incur all the consequences including to reimburse the damages or loss which may be suffered or incurred by the Promoters by reason of non-deposit of such amount in the Government Treasury and/or upon the failure to furnish the Challan/TDS Certificate evidencing such payment to the Promoters and such omission on the part of Allottee/s shall be construed as breach of this agreement.

3.6 Without prejudice to the Promoters' rights, under this agreement and/or in law, the Promoters shall be entitled to claim and the Allottee/s shall be liable to pay to the Promoters interest at the rate as specified in the RERA Act on all such amounts which may become due and payable by the Allottee/s under the terms of this agreement and remain unpaid for seven (7) days or more after becoming due.

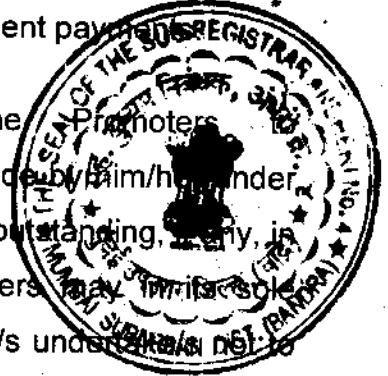
3.7 The Total Consideration amount is escalation-free, save and except escalations/ increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/ Government from time to time. The Promoters undertake and agree that while raising a demand on the Allottee/s for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoters shall enclose the said notification/ order/ rule/ regulation

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published/issued in that behalf to that effect along with the demand letter being issued to the Allottee/s which shall only be applicable on subsequent payments.

3.8 The Allottee/s authorizes the Promoters to adjust/appropriate all payments made by him/herself under any head(s) of dues against lawful outstanding dues, in his/her/their name as the Promoters may in its sole discretion deem fit and the Allottee/s undertakes not to object/demand/direct the Promoters to adjust his/her/their payments in any manner.



4. The Promoters hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the said Apartment to the Allottee/s, obtain from the concerned local authority occupancy and/or completion certificates in respect of the said Apartment.

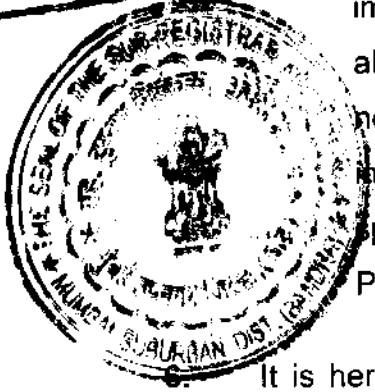
5.1 The Promoters hereby declare that as per the prevailing rules and regulations the Floor Space Index that can be consumed on the said Property is 7718 sq. mts. The Promoters have disclosed the Floor Space Index of 7718 sq. mtrs. as proposed to be utilized by them on the said Property for construction of the New building together with the right to use additional FSI and construct additional area in any form as recorded under this Agreement by the Promoters.

5.2 The Allottee/s has/have entered into this Agreement with the notice of the terms and conditions of the said

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hereinabove recited documents of the said Property and subject to the terms and conditions that may be imposed by MCGM and other authorities concerned and also subject to the Promoters' right to make the necessary amendments, modifications and/or changes in the building plans or the materials and other specifications and the rights reserved or retained by the Promoters.

It is hereby further expressly agreed that notwithstanding the Allottee/s approaches and/or has/have approached any Banks / Financial Institutions for availing of a loan in order to enable the Allottee/s to make payment of part/balance purchase price in respect of the said Apartment to the Promoters and mortgaged/mortgages the said Apartment with such Banks/Financial Institutions, subject to the provisions of this Agreement and without diminishing or affecting the rights of the Promoters under this Agreement (which is subject to issuance of a No-objection letter by the Promoters in favour of such Banks/Financial Institutions) it shall be at the entire responsibility of the Allottee/s to ensure that payment of the part/balance purchase price are made as stated hereinabove and further to repay the entire loan amount to such Banks/Financial Institutions. The Promoters shall not be liable or responsible for the repayment of the loan amount or any part thereof to such Banks/Financial Institutions. The Allottee/s hereby further expressly agree/s that the Allottee/s shall not sell, transfer, let-out or deal with the said Apartment in any manner whatsoever without obtaining prior written permission from the Promoters as per the provisions contained herein and from such banks/financial institutions (during the pendency of the loan) and the Promoters shall not be liable or responsible

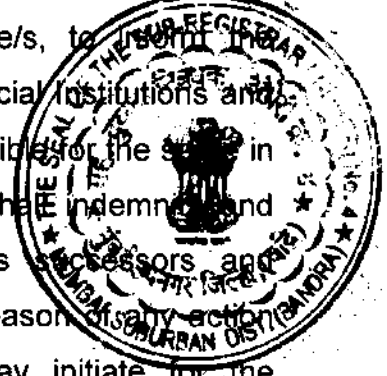
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for any of the acts of omission or commission which are contrary to the terms and conditions governing the said loan. It

shall be the responsibility of the Allottee/s, to inform their Society about the lien of such Banks/Financial Institutions and the Promoters shall not be liable or responsible for the same in any manner whatsoever. The Allottee/s shall indemnify and keep indemnified the Promoters and its successors and assigns that they may suffer or incur by reason of any action that such Banks/Financial Institutions may initiate for the recovery of the loan amount or any part thereof or on account of any breach by the Allottee/s of the terms and conditions governing the said loan in respect of the said Apartment and the Allottee/s hereby agree/s and undertake/s that the Promoters shall have a first lien/charge on the said Apartment towards all the claims, costs, charges or expenses/losses of the Promoters and the Allottee/s further undertake/s to reimburse to the Promoters all and any of the aforesaid amounts with interest thereon forthwith on demand by the Promoters without any delay, default or demur.



7. POSSESSION AND FORCE MAJEURE:-

7.1 Unless prevented by force majeure event/s, the Promoters will hand over possession of the said Flat to the Allottee/s on or before 31st March 2025 excluding a grace period of 6 months or such further period as may be agreed between the parties, subject to the Allottee/s making timely payments of the installments towards the Purchase Price for the ultimate sale of the said Apartment as mentioned hereinabove and the Allottee/s duly observing all the terms and conditions, contained herein. Provided that the Promoters shall be entitled to reasonable extension of time for giving delivery of said

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Apartment on the aforesaid date, if the completion of New Building in which the said Apartment is situated is delayed on account of:-



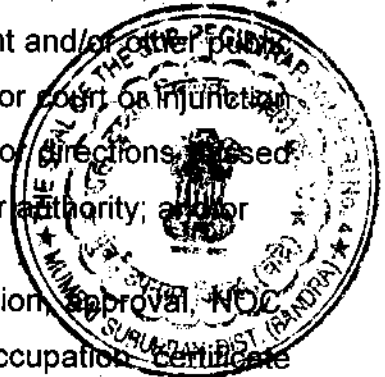
any natural calamity, landslide, strikes, terrorist action or threat, civil commotion, riot, crowd disorder, labour unrest, invasion, war, threat of or preparation of war, fire, explosion, storm, flood, earthquake, subsidence, structural damage, epidemic or other natural disaster, calamity or changes in law, changes in policies or delay caused in implementation of the change in policies, changes in regulations, rules or orders issued by any Court or Government authorities or any acts, events, restrictions beyond the reasonable control of the Promoters.

- ii. non-availability of steel, cement, other Building material or labour at market competitive prices; and/or
- iii. non-availability / shortage of water or electric supply; and/or
- iv. drainage and sewerage connections, affecting the area in which the said Property is situate; and/or
- v. war, civil commotion, strikes of workmen or labourers or other persons, transport strike, terrorist attack or an act of God, irresistible force or reasons beyond the control of or unforeseen by Promoters; and/or

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- vi. any legislation, notice, ~~order, rule, circular,~~ notification of the Government and/or other public or other competent authority or court or injunction or stay or prohibitory orders or directions issued by any court, tribunal, body or authority; and/or
- vii. delay in issuing any permission, approval, NOC sanction and/or Building occupation certificate and/or completion certificate by the concerned authorities; and/or
- viii. delay in securing necessary permissions or occupancy certificate from the competent authorities or water, electricity, drainage and sewerage connections from the appropriate authorities, for reasons beyond the control of the Promoters; and/or
- ix. force majeure including any kind of pandemic or epidemic situation in the country or any other reason (not limited to the reasons mentioned above) beyond the control of or unforeseen by the Promoters, which may prevent, restrict, interrupt or interfere with or delay in obtaining the permissions and the construction of the Building including the said Apartment; and/or
- x. other force majeure and vis major circumstances or conditions including but not limited to the inability to procure or general shortage of energy, labour, equipment, facilities, materials or supplies, failure of transportation, strikes, lock



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outs, action of labour unions or other causes beyond the control of or unforeseen by the Promoters or their agents; and/or

any other forces or reasons beyond the control of the Promoters.

For redevelopment of the said Property, for demolition of buildings, for approval of the proposal of buildings, for obtaining various permissions, Commencement Certificate, other permissions, Occupation Certificate, it is necessary to approach the Planning Authority and other Government Authorities including the Municipal Authorities and Government Authorities. The completion period has been provided that assuming all such process would be completed within reasonable time. However, if there is any amendment, changes in DCPR 2034 Regulations and/or building byelaws and otherwise or there is delay caused in obtaining all such permissions, approvals from such authorities, then the same shall be valid grounds for extension for completion of the project as the same would be beyond the control of the Promoters.

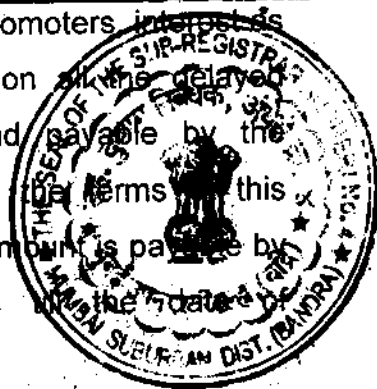
- 7.3 If the Promoters fail to abide by the time schedule for completing the project in the manner and subject to what is stated hereinabove and handing over the said Flat to the Allottee/s, the Promoters agree to pay to the Allottee/s, interest at the rate as specified in the RERA Act / Rule, on all the amounts paid by the Allottee/s, till the date of offering possession of the said Flat.

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8. PROVISION OF DEFAULT IN CONSIDERATION:-

8.1 The Allottee/s agree to pay to the Promoters interest as specified in the said Act / Rule, on all the delayed payments which become due and payable by the Allottee/s to the Promoters under the terms of this Agreement from the date the said amount is payable by the Allottee/s to the Promoters till the date of payment/realization thereof.



8.2 Without prejudice to the right of Promoters to charge interest in terms of sub clause 8.1 above, on the Allottee/s committing default in payment on due date of any amount due and payable by the Allottee/s to the Promoters under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings), the Promoters at its own option may terminate this Agreement.

8.3 Provided that, Promoters shall give notice of thirty days in writing to the Allottee/s, by Registered Post AD at the address provided by the Allottee/s and mail at the e-mail address provided by the Allottee/s, of its intention to terminate this Agreement and of the specific breach or breaches of terms and conditions of this Agreement in respect of which it is intended to terminate the Agreement. If the Allottee/s fail/s to rectify the breach or breaches mentioned by the Promoters within the period of notice then at the end of such notice period, Promoters shall be entitled to terminate this Agreement.

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Upon termination of this Agreement in terms hereof, the Promoters shall be at liberty to dispose of and sell the said Apartment and car parking spaces to such person and at such price as the Promoters may in its absolute discretion think fit. As a consequence of the termination of this Agreement, the Promoters shall refund to the Allottee/s only the amount paid by the Allottee/s (and not anything more than that) subject to the following deductions towards adjustment and recovery of agreed liquidated damages:

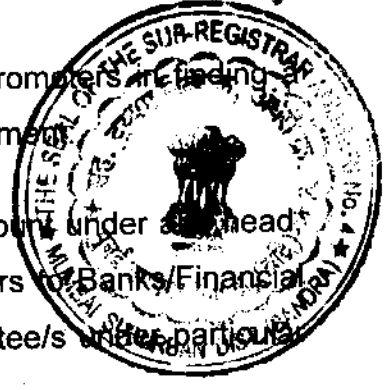
- (i) 10% of the Purchase Price (which is to stand forfeited by the Promoters upon termination of this Agreement);
- (ii) the GST, taxes, outgoings and any statutory dues, if any, due and payable by the Allottee/s in respect of the said Apartment up to the date of termination of this Agreement. The Allottee/s shall have a right to claim / recover GST paid from the concerned Authority;
- (iii) processing fee and brokerage paid, if any etc. in respect of the said Apartment;
- (iv) the amount of interest paid as well as payable by the Allottee/s to the Promoters in terms of this Agreement from the date of default in payment till the date of termination as aforesaid;
- (v) in the event, the resale price of the said Apartment to a prospective Allottee/s being less

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than the Purchase Price mentioned herein, the amount of such difference; and

- (vi) the costs incurred by the Promoters in favour of new buyer for the said Apartment.
- (vii) Pre-EMI Interest or any amount under any head, if any, paid by the Promoters to Banks/Financial Institution on behalf of Allottee/s under particular Scheme.
- (viii) The Promoters shall not be liable to pay to the Allottee/s any interest on the amount so refunded.



8.5 Any payment/s made by the Allottee/s to the Promoters shall be first appropriated towards interest and the balance, if any, towards the principal sums of the installments of the said Purchase Price and/or any other outstanding dues. The balance amount(s) due and payable by the Allottee/s under this Agreement, whether as installments of Purchase Price or otherwise, shall continue to attract interest as agreed above.

8.6 In the event of termination of this Agreement as per clause 8.2 and 8.3 above, if necessary at the request of the Promoters, Allottee/s hereby agrees and undertakes to execute and register a Deed, Document or writing including the Deed of Cancellation to record the cancellation, of this Agreement. Till Allottee/s executes such Deed, Document or writing as requested by the Promoters, the Allottee/s hereby authorizes the Promoters to retain the amount to be refunded till the

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execution of such documents as requested by the Promoters. Even in absence of document recording such termination, the Allottee/s will not have any right, title or claim over the said Apartment on termination of this Agreement and the Promoters shall be entitled to sell or create third party rights in respect of the said Apartment in favour of prospective Purchaser / persons as they deem fit.



DETAILS OF FIXTURES AND AMENITIES: -

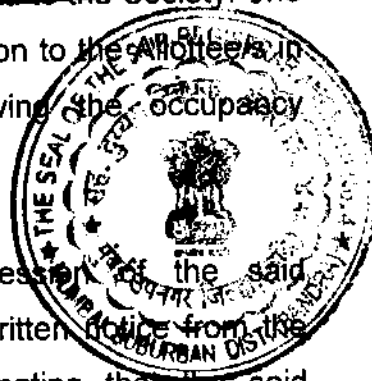
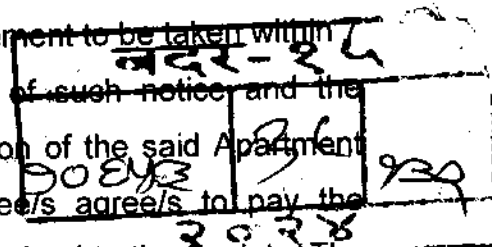
The fixtures, fittings and amenities to be provided by the Promoters in the New Building are those that are set out in Third Schedule hereunder written. The Allottee/s agree that, in the event there is an uncertainty about the availability of fixtures, fittings or amenities or the materials required to be provided either in terms of quantity and/or quality and/or delivery and/or for any other reason beyond the control of the Promoters, the Promoters shall be entitled to change the fixtures, fittings and amenities to be provided in the said New Building. In such circumstances, Promoters shall substitute the fixtures, fittings and amenities without any approval of or notice to the Allottee/s in as much similar specification and/or quality as may be available and required during the stage/time of the construction in order to enable the Promoters to offer at the earliest/on time possession of the said Apartment / s to the Allottee/s as agreed under this Agreement. The Allottee/s agree not to claim any reduction or concession in the Purchase Price and/or in the amounts payable under this Agreement on account of any change or substitution in the fixtures, fittings or amenities provided by the Promoters.

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10. PROCEDURE FOR TAKING POSSESSION: -

10.1 The Promoters, upon obtaining the occupancy certificate from the MCGM and upon the payments made by the Allottee/s as per this agreement shall offer in writing the possession of the said Apartment, to the Allottee/s in terms of this Agreement to be taken within ~~7~~ ³⁰ days from the date of issue of such notice and the Promoters shall give possession of the said Apartment to the Allottee/s. The Allottee/s agree/s to pay the maintenance charges as determined to the Society. The Promoters shall offer the possession to the Allottee/s in writing within 7 days of receiving the occupancy certificate of the said Apartment



10.2 The Allottee/s shall take possession of the said Apartment within 7 days of the written notice from the Promoters to the Allottee/s intimating that the said Apartment is ready for use and occupancy.

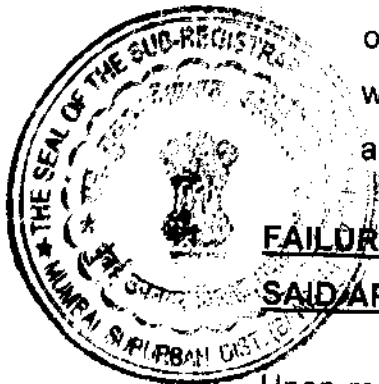
10.3 The Allottee/s shall check up all the fixtures and fittings in the said Apartment before taking possession of the same. At the time of taking possession of the said Apartment, the Allottee/s shall bring to the attention of the Promoters any defects in completion of the said Apartment, in absence whereof, the Promoters shall be deemed to have presumed that the Allottee/s are/is fully satisfied with the completion of the said Apartment in all respect as being in accordance with the terms, conditions and stipulations of this Agreement for Sale and acknowledged the same in writing to the Promoters.

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Thereafter, the Allottee/s shall have no claim against the Promoters in respect of any item of work in the said Apartment which may be alleged not have been carried out and/or completed and/or being not in accordance with the plans, specification and/or this Agreement and/or otherwise howsoever in relation thereto.



FAILURE OF ALLOTTEE/S TO TAKE POSSESSION OF SAID/APARTMENT:-

Upon receiving a written intimation from the Promoters as per clause 10.1 and 10.2 the Allottee/s shall take possession of the said Apartment from the Promoters by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoters shall give possession of the said Apartment to the Allottee/s. In case the Allottee/s fail/s to take possession within the time provided in clause 10.1 and 10.2, the Allottee/s shall continue to be liable to pay maintenance charges/outgoings as applicable from the date of Occupation Certificate.

12. USER OF FLAT/s:-

The Allottee/s shall use the said Flat or any part thereof or permit the same to be used only for the residential purpose for which Plans are sanctioned. The Allottee/s shall use the parking pace only for purpose of parking vehicle.

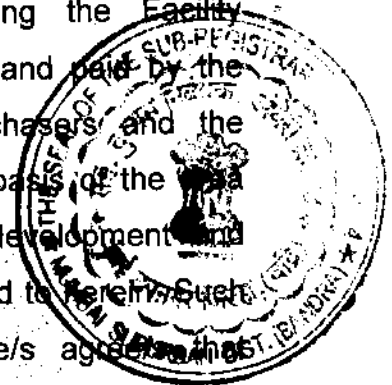
13. FACILITY MANAGEMENT:-

13.1 Notwithstanding the other provisions of this Agreement, the Promoters shall, only with the mutual consent of the Society, be entitled to nominate any one or more persons ("Facility Management Agency") to manage

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the operation and maintenance of the New Building, common amenities, common areas, facilities and infrastructure on the said Property or any portion thereof after the completion of the entire project or as may be determined by the Promoters. The Promoters shall, as would be mutually agreed with the Society, ~~negotiate~~ ^{9 4} with such Facility Management Agency and to enter into and execute formal agreement/s for maintenance and management of infrastructure with it/them. The ~~cost~~ ^{90513 732} incurred in appointing and operating the Facility Management Agency shall be borne and paid by the Allottee/s, other Flat/Apartment Purchasers and the Members of the Society on pro rata basis of the area occupied by them, as part of the development and common infrastructure charges referred to herein. Such charges may vary and the Allottee/s agree that he/she/they shall not raise any dispute regarding the appointment of any Facility Management Agency by the Promoters for any of the building/s that may be constructed on the said Property or towards the maintenance charges and outgoings determined by such agency. It is agreed and understood by the Allottee/s that the cost of maintenance of the new Building and the said Property and other common areas, facilities and infrastructure and all the outgoings shall be borne and paid by only the Allottee/s and other Purchasers and the Members of the Society on a pro-rata basis of the area occupied by them and as would be decided by the Promoters at that point of time keeping in mind. The Allottee/s agree/s to abide by any and all terms, conditions, rules and/or regulations that

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may be imposed by the Promoters and/or the Facility Management Agency, including without limitation, payment of the Allottee/s' share of the service charges that may become payable, from time to time. The Allottee/s is/are aware that the Promoters are not in a business of providing services proposed to be provided by the Facility Management Agency. The Parties hereto agree that the Promoters are not and shall not be responsible or liable in connection with any defect or the performance or non-performance or otherwise of the services provided by the Facility Management Agency.

13.2 The Allottee/s hereby agree/s to pay his/their share of costs, charges, expenses and fees payable for the said services to the Promoters or the Facilities Management Agency as the case may be. Thereafter, the Society shall enter into Maintenance and Service Agreement with the Promoters and/or the said Facilities Management Agency appointed by the Promoters for Maintenance and Services in New Building for such fees and on such terms and conditions as may be agreed upon.

13.3 The Allottee/s state/s that it is in his/her/its/their interest to help the Facility Management Agency in effective keeping the flat(s) and the New Building secured in all ways. The Allottee/s hereby agree/s and accepts that for security reasons, the Facility Management Agency shall be at liberty to enforce a framework of guidelines to be followed and observed by the occupants/visitors to the same Building. However, it has been made clear to the Allottee/s that the entire internal security of the said

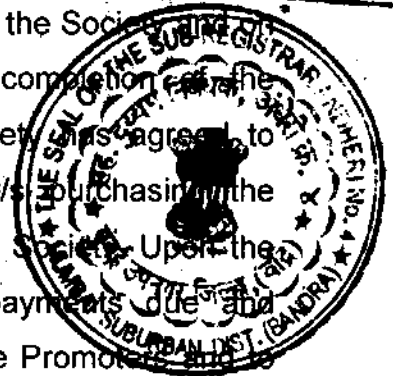
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Apartment shall be sole responsibility of the Allottee/s occupants and the Promoters or the Facility Management Agency shall not be responsible for any theft, loss or damage suffered by the Allottee/s/Occupants.

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14. MEMBERSHIP OF SOCIETY:-

14.1 In pursuance to the Agreements with the Society, upon written requests made upon the completion of the project by the Promoters, the Society has agreed to admit each and every Purchaser/s purchasing the Flat/Apartment as, a member of the Society. Upon the Allottee/s herein making all the payments due and payable under this Agreement to the Promoters and to the Society under this Agreement and also O.C. being issued, the Promoters shall take steps to admit the Allottee/s as the member of the Society. The Allottee/s is/are required to make the following payments to the said Society: -



- (a) Pro-rata amount towards sinking fund, amount lying to the credit of the Society and reserves in the Society in accordance with the area.
- (b) For membership Application fee, for share money, entrance fee etc.

14.2 The Allottee/s, however, thereafter shall abide by the rules and regulations of the Society from time to time. The Allottee/s agree/s to sign all necessary application forms and all other papers and undertaking required to

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be submitted to the Society for being admitted as its Member.



It is further agreed by and between the Society and the Promoters that the Allottee/s will be admitted as the member. No Deed of Conveyance is required to be executed, conveying the said Property to the Society, as the Society is already in existence having absolute title in respect of the said Property.

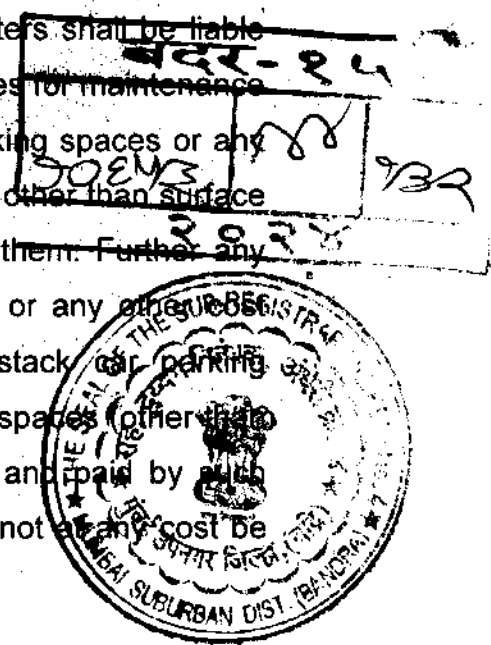
15. ALLOTTEE/S TO PAY OUTGOINGS AND MAINTAINANCE: -

15.1 As stated above, the Allottee/s from the date of Occupation Certificate, shall be liable to bear and pay to the Society the proportionate share (i.e. in proportion to the carpet area of the said Apartment) of outgoings in respect of the project land and Building/s namely maintenance charges, local taxes, betterment charges or such other levies by the concerned local authority and/or Government, water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and new building/s.

15.2 The Allottee/s hereby agree/s to pay his proportionate share in the maintenance charges for lobbies, stair case, elevators, fire escapes, main entrance and exits of the building, common parking areas, installation of central services such as power, light, fitness centre, subject to the approval from the MCGM, Society office and all other common amenities and facilities in the project as shall be demanded by the Society.

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15.3 The Allottee/s who have purchased stack car parking/s or any other form of car parking spaces (i.e. other than surface car parking) from the Promoters shall be liable to pay to the Society additional charges for maintenance to the Society for such stack car parking spaces or any other form of car parking spaces (i.e. other than surface car parking) as may be provided to them. Further any kind of replacement cost/repair cost or any other cost required to be incurred for such stack car parking spaces/any other type of car parking spaces (other than surface car parking) shall be borne and paid by such Allottee/s only and the Society shall not be liable/responsible for the same.



15.4 The Allottee/s to whom pocket terrace / open area attached to the Flat is allotted or an exclusive right to use and occupy the same is granted, shall be liable to pay to the Society, additional maintenance charges for such pocket terrace / open area as the case may be. Further such Allottee/s shall also on or before delivery of possession of the Apartment, pay Rs. 600/- per sq.ft., on such open space/terrace, as onetime non-refundable deposit to the Society for the exclusive right given to him/her/them for using and occupying such open area/s/terrace.

16. OTHER MISCELLANEOUS PAYMENTS:-

16.1 The Allottee/s shall on or before delivery of possession of the said Apartment pay to the Society Rs. 500/- for share money, application, entrance fee of the Society.

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The Allottee/s shall on or before delivery of possession of the said Apartment pay to the Promoters the following amounts:-



- (i) Rs. 50,000/- lumpsum for reimbursement of the amount towards permanent non - refundable deposit for Deposit towards Water, Electric, Gas and other services connection charges which may be payable to the various authorities and;
 - (ii) Rs. 500/- per sq.ft towards Development and Infrastructure Charges aggregating to Rs. 6,25,000/-
 - (iii) Legal charges lumpsum of Rs. 40,000/-
- Total Rs. 7,15,000/- (Rupees Seven Lakhs Fifteen Thousand Only).
- (iv) GST as would be applicable on above non-refundable deposits.

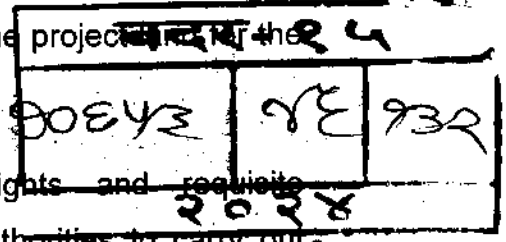
It is agreed by the Allottee/s that the Promoters shall not be liable to render any account for the amounts collected by/ from the Allottee/s.

17. REPRESENTATIONS AND WARRANTIES OF THE PROMOTERS:-

The Promoters hereby represent and warrant to the Allottee/s as follows:-

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17.1 The Promoters are absolutely entitled to redevelop the said Property and has the requisite rights to carry out development of the said Property and also has actual, physical and legal possession of the project and the implementation of the Project;



17.2 The Promoters have lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain the requisite approvals from time to time to complete the development of the project;



17.3 There are no encumbrances upon the project land. Further the Promoters have disclosed and the Allottee/s hereby agree/s, accept/s and confirm/s that the Promoters shall be entitled to raise finance from any Financial institutions on their unsold Apartments and shall disclose to the Allottee/s of such unsold Apartments. Such Apartments shall be sold by the Promoters with intimation of the finance raised to the prospective Allottee/s of such Apartments;

17.4 There are no litigations pending before any Court of law except those disclosed in the Title Report dated 8th Sept 2021 issued by M/s. Pravin Mehta And Mithi & Co..

17.5 The Promoters have the right to enter into this Agreement and have not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee/s created herein, may prejudicially be affected;

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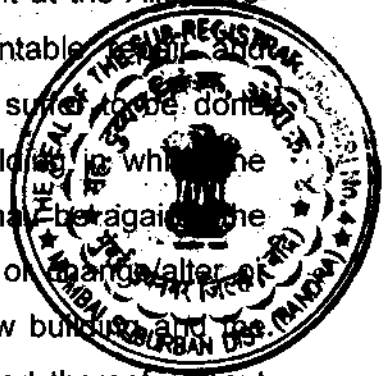
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18. COVENANTS OF THE ALLOTTEE/S:-

18.1 The Allottee/s or himself/themselves with intention to bring all persons into whosoever hands the Apartment may come, hereby covenants with the Promoters as follows:-

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(i) To maintain the said Apartment at the Allottee/s own cost in good and tenable condition and shall not do or suffer to be done anything in or to the new building in which the Apartment is situated which may be against the rules, regulations or bye-laws of the local authorities or make addition in or to the new building or the said Apartment itself or any part thereof without the consent of the local authorities, if required.



(ii) Not to store in the said Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the new building or storing of which goods is objected by the concerned authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structures of the said Property and New Building, including entrances of the New Building and in case any damage is caused in New Building or the said Apartment on account of negligence or default of the Allottee/s in this behalf, the Allottee/s/ Purchaser/s shall be liable for the consequences of the breach.

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(ii) Not to carry or cause to carry any heavy material/heavy goods in the lift/elevator and if the Allottee/s does/do, then he/she/they shall do at its risks and any damage is caused to the lift/elevator, then the Allottee/s shall get the same repaired/cured at its own costs, charges and expenses.

(iv) Neither to store goods/materials on the Service ducts, which are meant exclusively for servicing nor to keep plants on chhajjas. The Allottee/s shall not do any such act that would spoil or disturb the elevation of the said building.

(v) To carry out at his own cost all internal repairs to the said Apartment and maintain the said Apartment in the same condition, state and order in which it was delivered/offered by the Promoters to the Allottee/s and shall not do or suffer to be done anything in or to the New Building or the said Apartment which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee/s committing any act in contravention of the above provision, the Allottee/s shall be responsible and liable for the consequences thereof to the concerned local authority/Society and/or other public authority.

(vi) The refuge area shall not be altered and/or enclosed and/or covered and/or changed on any

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grounds whatsoever. The Refuge ~~area~~ ^{is} the ~~area~~ ^{area}

New building shall be kept in a clean and habitable condition and shall be part of the common amenities and shall be used by all the

Allottee/s/ Purchaser/s in the New Building. The entry thereof at all times shall be without any restriction and shall always be kept open and free of encroachment at all times including the common passage, stair case leading to such Refuge area.



- (vii) No equipment's such as dish antennae/solar heaters/solar panels, D.G. Set, air conditioning plants etc. shall be installed on the terrace and/or under the stilts in the New Building and/or in the compound of the said Property by any of the Apartment Purchasers and/or the Society at any time whatsoever without the permission of the Promoters.
- (viii) Not to demolish or cause to be demolished the said Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said Apartment or any part thereof including fixing any box grills, nor any alteration in the elevation and outside colour scheme of the New Building and shall keep the portion, sewers, drains and pipes and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the New Building and shall not chisel or

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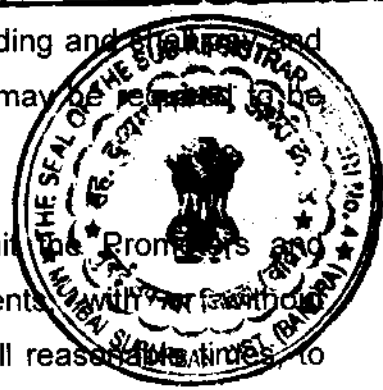
in any other manner cause damage to columns, beams, walls, slabs or RCC, Partis or other structural members in the Apartment without the prior written permission of the Promoters and/or the Society.

- (ix) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the new building or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- (x) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the said Property and the New Building.
- (xi) Pay to the Promoters within seven days of demand by the Promoters, the Allottee/s share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the New Building.
- (xii) The Allottee/s shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Flat/Apartment without prior written permission of the Promoters until all the dues payable by the Allottee/s to the Promoters under this Agreement are fully paid up.
- (xiii) To become member of the Society, to observe

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and perform the bye laws, rules and regulations passed or which shall be passed by the Society and to observe and perform the stipulations as may be laid down by the Society. The Allottee/s shall also observe and perform all the stipulations and conditions laid down by the Society regarding the occupancy and use of the Apartment in the New Building and contribute the amount as may be contributed to the Society.

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- (xiv) The Allottee/s shall permit the Promoters and their surveyors and agents with their family workmen and others, at all reasonable times to enter into and upon the said Property or any part thereof to view and examine the state and condition thereof.
- (xv) The Allottee/s has/have entered into this Agreement after having read the contents hereof and appraising himself about the same having understood the provisions hereof.
- (xvi) If any Sales Tax/ Works Contract Tax/ Value Added Tax/ Service Tax / GST / Metro cess is payable or any other tax/liability/levy/cess on account of this transaction arises now or in future, the same shall be paid and discharged by the Allottee/s alone and the Promoters shall not be liable to contribute anything on that account. The Allottee/s shall also fully reimburse the expenses that may be incurred by the Promoter

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in consequences upon any legal proceedings that may be instituted by the authorities concerned against the Promoter on account of such liability.

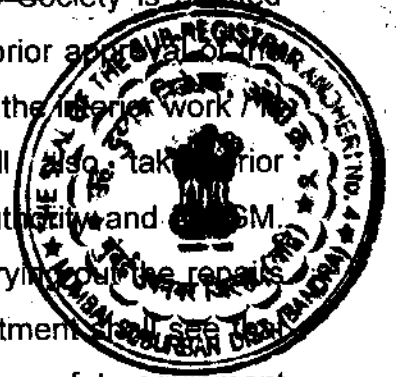
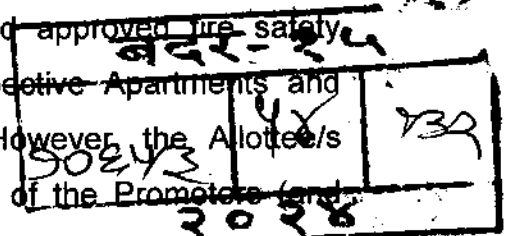


(xvii) The Allottee/s hereby covenant/s, agree/s and undertake/s to sign such consent letters and other papers as may be required by the Promoters from time to time for availing the benefit of construction of the additional floors area and / or structures and/or for extension for the time period for completing the construction of the project land and as would be required by the RERA Authority or as per the rules and regulations of the local authority.

(xviii) The Allottee/s shall at his own risk be entitled to visit the project land and the new Building being constructed on the said Property, subject to taking a prior appointment from the Promoters. The Allottee/s shall adhere to all the safety conditions while visiting the project land. The Allottee/s is/are aware of all the situations that would be dangerous /unsafe for human life while visiting a project during the stage of construction. However, despite that if the Allottee/s desire/s to visit the project land as stated above, the same shall be done by the Allottee/s at his/their own risk and the Promoters shall be in no manner liable for any kind of consequences pursuant thereto.

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(xix) The Promoter will give provision for fire-fighting system in individual Apartments. The Allottee/s shall install standard and approved fire safety equipment for their respective Apartments and shall maintain them. However, the Allottee/s shall take prior approval of the Promoters (and after the management of the Society is handed over to the Society with the prior approval of the Society.) before commencing the interior work / outs and if required shall also take prior permission from the local authority and SM. The Allottee/s shall while carrying out the repairs and Renovation to their Apartments shall see that no damage is done to the fire safety equipment and observe all the rules and regulations as required by the concerned authority.



19. SEPARATE ACCOUNTS:-

The Promoters shall maintain a consolidated account of all the deposits collected from the buyers of various apartments in the New Building and of all deposits paid and expenses incurred therefrom. The Promoters are authorized to utilize the said deposits for the purposes for which they have been received. The Promoters shall not be liable to render any individual account of the amounts collected or disbursements made in respect of each separate Apartment notwithstanding any excess/ deficit collection from any particular buyer of the Apartment in respect of his/her Apartment. In the event, any shortfall arises then the Allottee/s and/or the Society as applicable, shall be individually and collectively liable to pay to the Promoters such amount as may be determined by the

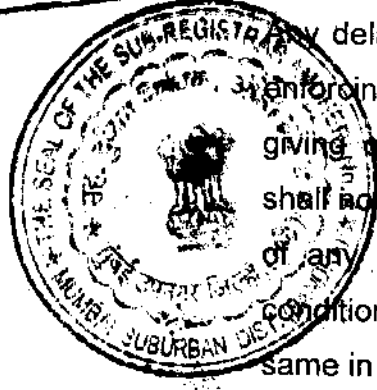
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Promoters at their sole discretion.

2. DELAY OR INDULGENCES: -



any delay tolerated or indulgence shown by the Promoters in enforcing the terms of this Agreement or any forbearance or giving of time to the Apartment Allottee/s by the Promoters shall not be construed as a waiver on the part of the Promoters of any breach or non-compliance of any of the terms and conditions of this Agreement by the Allottee/s nor shall the same in any manner prejudice the rights of the Promoters.

21. DISCLOSURES BY PROMOTERS:-

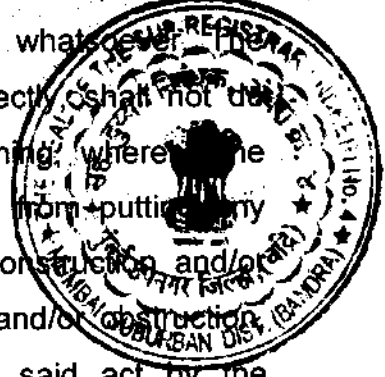
21.1 The Promoters have informed the Allottee/s and the Allottee/s hereby agree/s, confirms and declare/s or otherwise empower/s, the Promoters, as follows:-

- (i) Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said Property and Building/s or any part or portion thereof. The Allottee/s shall have no claim save and expect in respect of the said Apartment and the said car parking hereby agreed to be sold to him/ her/ them.
- (ii) For all or any of the purposes mentioned herein under this Agreement, the Promoters shall be entitled to keep and/or store any construction materials on any part or portion of the said Property and/or to have additional Electricity Supply and/or additional Water Supply and for the purpose of construction, to do all such further

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acts, deeds, matters and things, as may be necessary. In such an event, the Allottees shall not take any objection or otherwise, on the ground of any nuisance, noise and/or shall not claim any easement rights and/or any other rights, in the nature of easement or prescriptive or other rights of any nature whatsoever. The Allottee/s directly and/or indirectly shall not do any act, deed, matter or a thing, where the Promoters may be prevented from putting any such additional and/or new construction and/or shall not raise any objection and/or hindrance or otherwise. The said act by the Allottee/s/ Purchaser/s shall be construed as breach of this agreement.

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- (iii) That the Promoters may at its sole discretion permit the Flat Holders of New Building to use all the common areas and amenities of New Building including Fitness Centre subject to the approval from MCGM and the details of which are set out in Third Schedule hereunder written on the terms, conditions and the outgoings that the Flat Holders may have to contribute would be decided by the Promoters. The Allottee/s is aware of this and hereby gives its irrevocable consent for the same and shall not at any point of time object for the Flat Holders of New Building to use and have access to such common areas and amenities of the New Building.
- (iv) The Promoters shall be entitled to, as per the

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terms of Development Agreement, obtain part occupation certificate in respect of the Shops and handover possession of the Shops to the Owner of such Shops.

The Promoters shall in terms of Development Agreement shall not put any other Flat purchasers/Allottee/s in possession of their respective Flats/Apartments until such time as the existing members of the Society herein are offered possession of their respective Flats/Units in the new building/s.

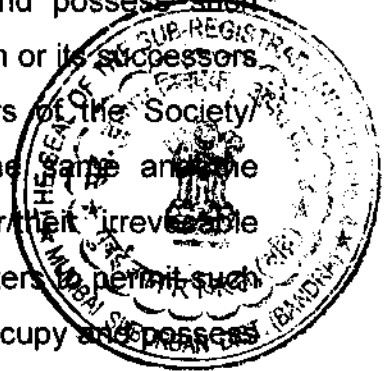
(vi) The Promoters shall provide with water connection and also install the electricity lines and electricity meter to the Apartment & other Premises; however, the Promoters do not guarantee the supply of any particular quantity of water or electricity to the buildings / streets / roads. The Allottee/s is satisfied about the nature of infrastructure to be provided by the Promoters and the Allottee/s hereby agrees to contribute his proportionate share of expenses for improvement of the infrastructures, if any required and the Promoters shall not be required to share any expenses for such improvement. The Allottee/s also agrees not to complain for non-completion of infrastructure to anybody.

(vii) The Promoters have informed to all the Allottee/s including the Allottee/s herein that on the topmost habitable floor of the new Building, there would

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be certain area open to sky. The Promoters shall be absolutely entitled to permit the Allottee/s of the Apartment i.e. who purchases the Apartment situated adjoining to such open area to exclusively, use, occupy and possess such open area. The Allottee/s herein or its successors and assigns and the Members of the Society/ Society shall not object to the same and the Allottee/s hereby give his/hers/their irrevocable consent in favour of the Promoters to permit such Allottee/s to exclusively use, occupy and possess the same and for such Allottee/s of the Apartment situated adjoining to such open area to exclusively use, possess and occupy the same. Under the Development Agreement the Society has agreed to pass necessary Resolutions confirming the exclusive right to use, occupy and possess of such open area by such Allottee. However, it is agreed that such Allottee shall be liable to pay a non-refundable deposit and maintenance charges as agreed under the Development Agreement.

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22. TRANSFER IN FAVOUR OF SOCIETY AND RIGHTS OF PROMOTERS: -

22.1 The said Property vests with the Society and the Society is the actual Owner and the Allottee/s is/are going to be the member of the Society and thus the question of transfer of the property does not arise and therefore the Promoters shall not be required to take title insurance.

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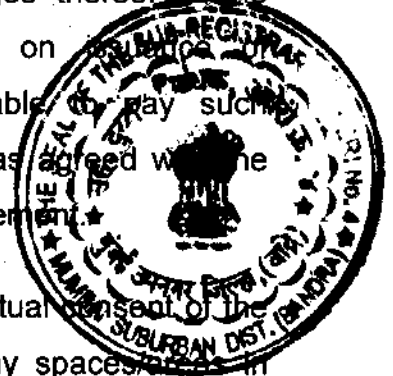
The Allottee/s confirm/s that the Promoters are and shall be entitled to the development of the said property and have agreed only to sell the said Flat/Apartment and the car parking spaces/s being subject matter of this Agreement and the Allottee's rights are restricted to the said Flat/Apartment and the Car Parking spaces notwithstanding any statutory rights and if any, the Allottee/s hereby waive/s all such rights. It is further agreed that in the event of the Allottee/s disputing or challenging the rights of the Promoters then in such case the Promoters shall have right to terminate this Agreement notwithstanding the fact that the Allottee/s has/have paid the full consideration amount and/or has/have been put into possession of the said Flat/Apartment.

22.3 All unsold Apartments, open/ covered garages, car parking spaces, open space, podium, space under and over the podium, stilt area and other Apartments and spaces in the New Building which are proposed presently and/or which may be proposed in future shall belong to and owned by the Promoters and/or their nominees only and they will have sole and exclusive rights and authority to allot, alienate or dispose of the same on such terms and conditions as they may like to any party and receive and appropriate the consideration received thereof and the Allottee/s will have no objection to the same and the Allottee/s do hereby consent to what is stated above and the Allottee/s agree and undertake not to claim any abatement in the price or concession or rebate or compensation or damages.

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22.4 The Promoters may retain for themselves the remaining apartments in the New Building to be constructed in the said Project and may not sell to others and may let/lease out or give on leave and license basis, some or even substantial number of apartments in the New Building, as the case may be. The Promoter shall not be liable to pay non occupancy charges thereof to the Society. Further the Promoters on Occupation Certificate shall be liable to pay such proportion of maintenance charges as agreed with the Society under the Development Agreement.

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22.5 The Promoter shall, only with the mutual consent of the Society, be entitled to designate any spaces/areas in the Project (including on the terrace and basement levels of the New Building) for third party service providers, for facilitating provision and maintenance of utility services (such as power, water, drainage and radio and electronic communication) to be availed by the Allottee and other Allottees of apartments/ flats in the Project. Such designation may be undertaken by the Promoter on lease, leave and license basis or such other method. For this purpose, the Promoter may lay and provide the necessary infrastructure such as cables, pipes, wires, meters, antennae, base sub-stations, towers etc.

22.6 On completion of the entire Project and on issuance of full occupation certificate, the Sellers/ Promoters shall handover all the ownership documents/plans to the Society.

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22.7 The Society shall preserve all the documents/plans handed over by the Promoters, fire safety audit reports, which Society shall from time to time check and carry out fire safety audit as per the requirement of CFO through the authorized agency of MCGM and structural audit reports as well as the repair reports, the list of is under:-

- (a) Ownership documents.
- (b) Copies of I.O.D, C.C., subsequent amendments, O.C. and corresponding canvas mounted plan.
- (c) Copies of soil investigation reports.
- (d) Structural stability certificate from Licensed Structural Engineer.
- (e) Supervision certificate issued by the Licensed Site Supervisor.
- (f) NOC & Completion Certificate issued by the C.F.O.

23. RIGHTS OF DISPLAY:-

The Promoters will, at all times, only with the consent of the Society, be entitled to install the logos and/or name boards and/or put-up advertisement boards/ hoarding etc. of the Promoters and/or their affiliates (hereinafter referred as "the displays") with various devices (including electronic, laser and neon signs) in one or more places in the New Building including, on open space/s, the terraces and/or any parts of the New Building if it so desires at its own costs and expenses.

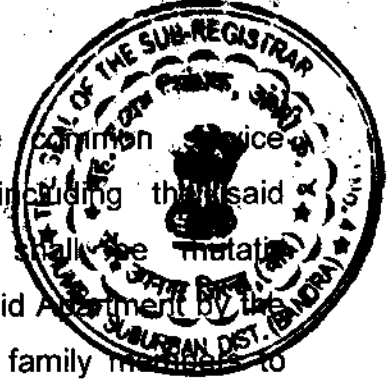
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The Promoters and/or their Group Companies will not be liable to make any payment of any nature to Allottee/s and/or the occupant/s of the other apartments in the New Building and/or the Society in respect of the displays. The said display shall be maintained by the Society. However, any electricity charges required for the display shall be borne by the Promoters.

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24. **COMMON AREAS AND AMENITIES:-**

24.1 The use and enjoyment of the common service amenities and other amenities including the said infrastructure/ common facilities shall be mutatis mutandis to the ownership of the said Apartment by the Allottee/s and his/her/its bona fide family members to the end and intent that:-



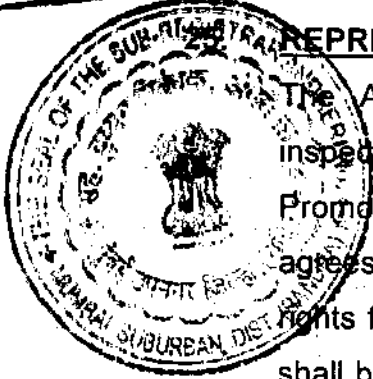
- (i) As and when the said Apartment is sold or transferred, the use and enjoyment of the common service amenities and other amenities including the said infrastructure/ common facilities shall automatically stand transferred to the new Allottee/s of the said Apartment and the Allottee/s" rights to the access, usage and enjoyment of the common service amenities and other amenities including the said infrastructure / common facilities shall automatically stand extinguished;
- (ii) The Allottee/s shall not be entitled to separate or segregate or retain for himself the use and enjoyment of the common service amenities and other amenities including the said infrastructure/ common facilities and/or decline or refuse to

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transfer to the new Allottee/s the benefit thereof along with the sale and transfer of the said Apartment to such Allottee/s;



REPRESENTATION & AGREEMENT OF ALLOTTEE/S:-

The Allottee/s hereby agree/s and admit/s having taken inspection of all the documents required to be given by the Promoters under the provisions of the RERA and hereby agree/s and confirms that the Promoters shall have irrevocable rights for the purposes set out herein below and the Promoters shall be entitled to exercise the same as if the Allottee/s has / had given the prior written consent to the Promoters as required under the said Act and said Rules and with a view to remove any doubt the Allottee/s hereby confer/s upon the Promoters the right and authority for the purposes set out herein below:-

- 25.1 Without modifying the plan of the said Apartment the Promoters shall be entitled to amend, modify and/or vary the layout plans/ building plans and/or sub division plan and also the specifications in respect thereof.
- 25.2 The Promoters shall be entitled to consume further FSI available on the said Property and as agreed with the Society and shall for the purpose be entitled to amend, alter or modify the sanctioned plans and to construct extensions and/or additional floors to the New Building. However, the Promoters shall not modify or alter the plan of the Apartment agreed to be purchased by the Apartment Allottee/s without obtaining the Allottee/s written consent.
- 25.3 To avail of all the benefits attached to the said Property,

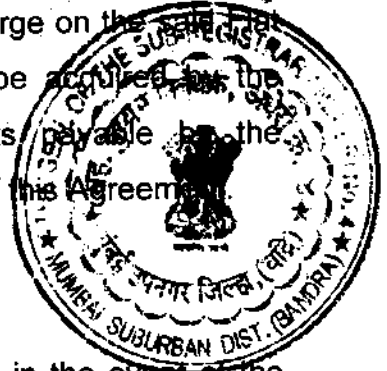
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the Promoters shall be entitled to put up any construction in the Open Space/RG area/Recreational open space or as may be permissible by Brihanmumbai Municipal Corporation.

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26. **FIRST CHARGE AND LIEN OF PROMOTERS:-**

The Promoters shall have first lien and charge on the said property and the car parkings spaces agreed to be accrued for the Allottee/s in respect of all the amounts payable by the Allottee/s under the terms and conditions of this Agreement.



27. **INTERIM MANAGEMENT:-**

If after issuance of Occupation Certificate, in the event of the management of the said property being handed over to the Society before the sale and disposal of all the Flats/Apartments, parking spaces, by the Promoters in the said building/s in the said property, the Promoters shall have absolute authority and control as regards the unsold Flats/Apartments, parking spaces and the disposal thereof. and such Purchaser/s of the said unsold Flats/Apartments shall be admitted as members of the Society without levy of any premium or transfer fee. The Society in such an event will only be entitled to levy share subscription amounts and membership application fee.

28. **DEFECT LIABILITY:-**

28.1 The Promoter shall be liable within a period of 5 years of Occupation Certificate to bring to the Notice of the Promoters any structural defects or defect in the quality of materials used that are found in the New Building as per the said Act and the Rules made thereunder .

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28.2 Upon receipt of complaint from the Allottee/s, the Promoters shall arrange to vouch the damages with his consultants and contractors. The Promoters shall rectify the same, within a period of 30 days from the receipt of the complaint. However, if the damages are unable to be rectified then the Promoters shall compensate to the Allottee/s for such amount as may be ascertained by the consultants within a period of 30 days. However, it is clarified that if the defect has arisen due to result of any unlawful construction carried out by the Allottee/s or by Society or as a result of non- maintenance of the New Building or said Apartment then in such event the Promoter shall be absolved from such liability.

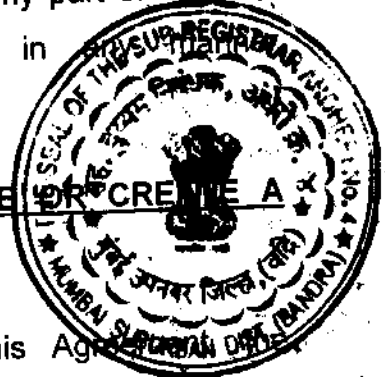
28.3 As also if such defects are occurred due to some act or omission or alteration or tampering or addition on the part of the Allottee/s or in the event the Allottee/s carries out or causes to carry out any renovations and/or furniture work and/or work of the revamping / reinstallation/ installation of any fixtures and fittings in the said Apartment on his own in any manner whatsoever and due to this any harm, damage, loss, injury arises or occurs in the said Apartment or any part thereof, or to the adjoining Apartments/ Units premises, the Promoters shall not be responsible and/or liable and the Promoters shall be completely absolved from any defect liability that may be brought by the Allottee/s.

28.4 The Allottee/s/ Purchaser/s shall also be liable and responsible to take care that there are no additions, alterations, modifications of permanent nature which

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may in any manner violate the sanctioned plans or permissions which may be granted or which may have already been granted by Municipal Corporation of Greater Mumbai (MCGM) in respect of the project failing which, the Allottee/s/ Purchaser/s shall alone be responsible and liable to face the consequences under the laws of the land, and the Promoters shall not be required to deal with the same or any part of the said responsibilities of the Allottee/s in whatsoever.

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29. PROMOTERS SHALL NOT MORTGAGE OR CREATE A CHARGE AGAINST THE SAID FLAT:-

29.1 After the Promoters executes this Agreement, the Promoters shall not mortgage or create a charge on the said Apartment and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee/s who has taken or agreed to take such Apartment.

29.2 The Promoters shall be entitled to avail financial assistance/Project Finance/Loans from Banks, Institutions and other persons inter alia, against security of the sale component and/or construction thereon. It is hereby expressly agreed, clarified and understood that so long as it does not prejudice the rights created in favour of the Allottee/s under this Agreement in respect of the said Apartment, the Promoters shall be absolutely, irrevocably and unconditionally entitled to

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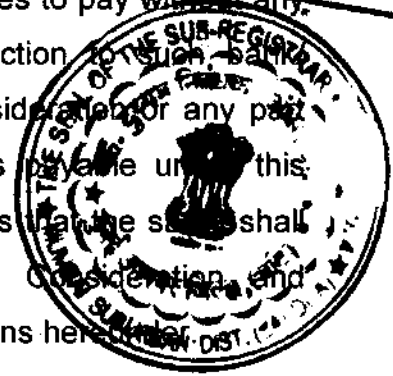
and have the right to create charges or liens, encumber, mortgage, sell, assign, transfer, dispose of, or otherwise deal with the sale component in any manner howsoever all or any of their rights, benefits, interest, privileges, and/or claims, without any notice to the Allottee/s and the Allottee/s have given and granted their specific, full, free, unqualified and irrevocable consent to the Promoters to do so. As part of such arrangement by the Promoters all or any of the responsibilities and/or obligations of the Promoters may be shifted or transferred to any other person or persons. All such arrangements by the Promoters shall be binding on the Allottee/s. The Promoters shall indemnify and keep the Allottee/s fully indemnified against all claims of any nature whatsoever that may be made against the Allottee/s by virtue of any encumbrances created as aforesaid. The Promoters agree that the Allottee/s shall be entitled to raise necessary finance/ housing loan and avail such loan against the security of the said Apartment. However, it will be the sole responsibility of the Allottee/s to repay the said loan and the Allottee/s hereby undertake to indemnify and keep indemnified and harmless the Promoters from any claim or demand, loss arising from the same.

29.3 Allottee accords his irrevocable consent to the Promoter to securitize the Sale Consideration and/or part thereof and the amounts receivable by the Promoters under this Agreement and to assign to banks/financial institutions or any other person the right to directly receive from the Allottee the Sale Consideration or any part thereof. The Allottee upon receipt of any such intimation in writing by

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the Promoter agrees and undertakes to pay without any delay, demur, deduction or objection to the financial institution, the Sale Consideration for any part thereof and/or the other amounts payable under this Agreement. The Promoter confirms that the same shall be valid payment of the Sale Consideration and discharge of the Allottee/s obligations hereunder.



30. BINDING EFFECT: -

Forwarding this Agreement to the Allottee/s by the Promoters does not create a binding obligation on the part of the Promoters or the Allottee/s until, firstly, the Allottee/s signs and delivers this Agreement with all the Schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee/s and secondly, appears for registration of the same before the concerned Sub- Registrar as and when intimated by the Promoters. If the Allottee/s fail/s to execute and deliver to the Promoters this Agreement within 30 (thirty) days from the date of its receipt by the Allottee/s and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoters, then the Promoters shall serve a notice to the Allottee/s for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee/s, application of the Allottee/s/ Purchaser/s shall be treated as cancelled and all sums deposited by the Allottee/s in connection therewith including the booking amount shall be returned to the Allottee/s without any interest or compensation whatsoever.

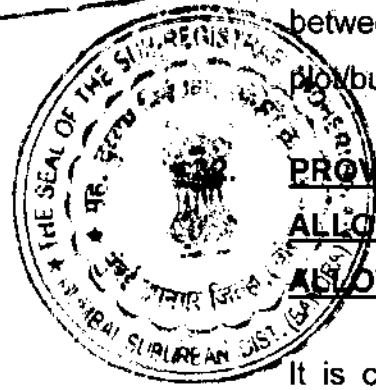
31. ENTIRE AGREEMENT:-

This Agreement, along with its Schedules and Annexures

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constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Apartment/ Plot/building, as the case may be.



PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE/S/ PURCHASER/S/ SUBSEQUENT ALLOTTEE/S/ PURCHASER/S:-

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottee/s of the said Apartment, in case of a transfer, as the said obligations go along with the said Apartment for all intents and purposes.

33. SEVERABILITY: -

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as being reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

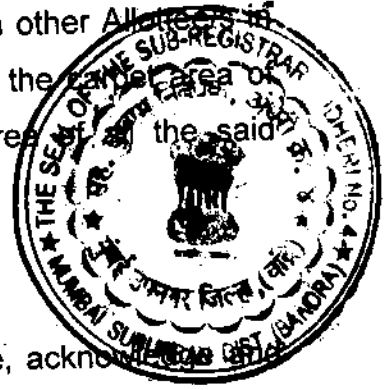
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34.

METHOD OF CALCULATION OF PROPORTIONATE SHARE
WHEREVER REFERRED TO IN THE AGREEMENT:-

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Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottees in Project, the same shall be in proportion to the carpet area of the said Apartment to the total carpet area of the said Apartments in the Project.



35.

FURTHER ASSURANCES:-

Both Parties agree that they shall execute, acknowledge, deliver to other such instruments and take such other actions, in addition to the instruments and actions specifically provided for herein, as may be reasonably required in order to carry out the objective as contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

36.

PLACE OF EXECUTION:-

The execution of this Agreement shall be complete only upon its execution by the Promoters through its authorized signatory at the Promoters' Office, or at some other place, which may be mutually agreed between the Promoters and the Allottee/s, in Mumbai after the Agreement is duly executed by the Allottee/s and the Promoters or simultaneously with the execution, the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Mumbai.

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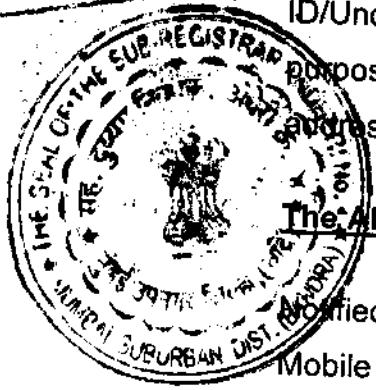
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That all notices to be served on the Allottee/s and the Promoters as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee/s or the Promoters by Registered Post A.D and notified Email ID/Under Certificate of Posting or only for the Allottees for the purpose set out in this Agreement at their respective addresses/contact number of the Allottee/s specified below:



The Allottee/s:-

Notified Email ID:

Mobile No. of Allottee/s: +91

The Promoters:

Jet Speed Realtors Private Limited
 Unit No.1232-A, 12th Floor,
 Hubtown Solaris Premises,
 N. S. Phadke Road, Opp. Telli Galli,
 Andheri (East),
 Mumbai - 400069
 Notified Email ID: info@jetrealty.in

It shall be the duty of the Allottee/s and the Promoters to inform each other of any change in address/email address and that of change in the mobile no. (in case of Allottee/s) subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address /contact number shall be deemed to have been received by the Promoters or the Allottee/s, as the case may be.

38. JOINT ALLOTTEE/S:-

That in case there are Joint Allottee/s all communications shall be sent by the Promoters to the Allottee/s whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on

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all the Allottee/s.

39. THE DISPUTE RESOLUTION:-

Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably which shall be referred to the Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Rules and Regulations, thereunder.



40. GOVERNING LAW:-

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Civil Courts in Mumbai will have the jurisdiction for this Agreement.

41. OVERALL CONTROL OF PROMOTERS:-

41.1 The Promoters may opt (but shall not be bound) to become and continue to be the member of the said Society in respect of their right and benefits conferred/ reserved herein or otherwise entitled to in whatsoever manner. If the Promoters transfer assign and/or dispose of such rights and benefits at any time to anybody, the assignee, transferee and/or the Purchaser/s thereof, shall become the member of the said Society in respect of the said rights and benefits. The Allottee/s herein, will not have any objection to admit such assignees or transferees as a member of the said Society and the Allottee/s do hereby give their specific consent to them being admitted.

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Amish Shah Pratik A. Shah

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The Allottee/s hereby declare/s that he/she/they/it has gone through this Agreement and all the documents related to the said Property and has expressly understood the contents, terms and conditions of the same and the Promoters have entered into this Agreement with the Allottee/s relying solely on the Allottee/s agreeing, undertaking and covenanting to strictly observe, perform, fulfill and comply with all the terms and conditions, covenants, stipulations, obligations and provisions contained in this Agreement and on part of the Allottee/s to be observed, performed and fulfilled and complied with and therefore, the Allottee/s hereby agree/s, undertake/s and covenant/s to indemnify, save, defend and keep harmless at all times hereafter, the Promoters and their successors and assigns from and against all costs, charges, expenses, losses, damages, claims, demands, suits, actions, proceedings, prosecutions, fines, penalties and duties which they or any of them may have to bear, incur or suffer and/or which may be levied or imposed on them or any of them, by reason or virtue of or arising out of any breach, violation, non-observance, non-performance or non-compliance of any of the terms, conditions, covenants, stipulations and/or provisions hereof by the Allottee/s.

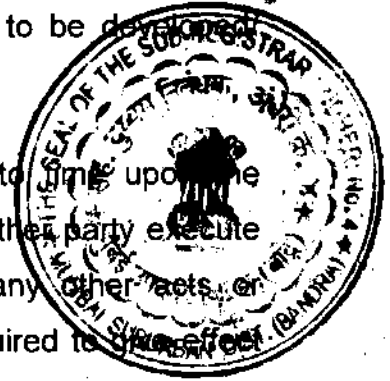
41.3 It is specifically understood that the brochure/s, advertisements published by the Promoters from time to time in respect of the project is just an advertisement material and contains various features such as furniture layout in the tenement and plantations shown around the building/ schemes, vehicles, fencing etc. to increase

[Signature]
 Anirban Ghosh Pratik K. Ghosh

वदर-१५		
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the aesthetic value only and are not actual features / amenities are not agreed to be provided by the Promoters.

41.4 Each party hereto shall from time to time upon the reasonable request and cost of the other party execute any additional documents and do any other things which may be reasonably required to the terms hereof.

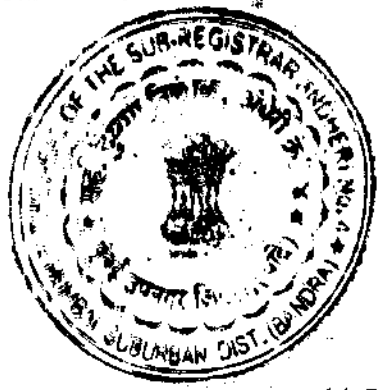


41.5 The Allottee/s hereby declare/s that he/she/it/they are resident Indians and are entitled to acquire the said Apartment in accordance with the provisions of the Foreign Exchange Management Act, 1999. It is abundantly made clear to the Allottee/s that if the Allottee/s is a Non-Resident Indian / foreign national of Indian origin, in respect of all remittances, acquisitions / transfer of the said Apartment, it shall be his/her/their/its sole responsibility to comply with the provisions of the Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof, and the rules and regulations of the Reserve Bank of India or any other applicable law from time to time. Any refund required to be made under the terms of this Agreement shall be made in accordance with the provisions of the Foreign Exchange Management Act, 1999 or such statutory enactments or amendments thereof, and the rules and regulations of the Reserve Bank of India or any other applicable law from time to time. The Allottee/s understands and agrees, that in the event of any failure on his/her/their/its part to comply with the prevailing

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exchange control guidelines issued by the Reserve Bank of India he/she/they/it alone shall be liable for any action under the Foreign Exchange Management Act, 1999, or any other statutory modifications or re-enactments thereto the Promoters accepts no responsibility in this regard and the Allottee/s agrees to indemnify and keep the Promoters indemnified and saved harmless from any loss or damage caused to it for any reason whatsoever.

41.6 Any provision of this Agreement which is prohibited, unenforceable or is declared or found to be inoperative, void or illegal by a court of competent jurisdiction, shall be ineffective only to the extent of such prohibition or unenforceability without invalidating the remainder of such provision or the remaining provisions of this Agreement or affecting the validity or enforceability of such provision in any other jurisdiction. If any such invalidity substantially affects or alters the commercial basis of this Agreement, the parties shall negotiate in good faith to amend and modify the provisions and terms of this Agreement as may be necessary or desirable in the circumstances to achieve, as closely as possible, the same economic or commercial effect as the original provisions and terms of this Agreement.

42. GENERAL:

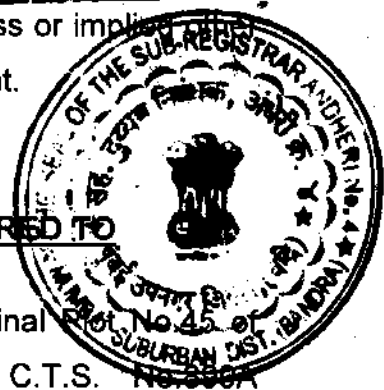
42.1 This Agreement contains the whole agreement between the parties in respect of the subject matter of this Agreement and shall not be modified (whether by alteration addition or omission) otherwise than by writing

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[Handwritten signature] *[Handwritten signature]*

अदर-१५

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and duly signed by both the parties. This Agreement constitutes the entire agreement between the parties and there are no promises or assurances or representations, oral or written, express or implied than those contained in this Agreement.



THE FIRST SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land bearing Final T.P.S. No.VI of Vile Parle (West) bearing C.T.S. No. 300A admeasuring 3179 sq. yards equivalent to 2658 sq. meters or thereabouts as per the Deed of Conveyance dated 31st March 1970 and admeasuring 2598.68 sq. meters or thereabouts as per the Property Register Card together with the building known as "Anand Bhavan" comprising of Wings "A" , "B" and "C" each wing consisting of Ground + 3 upper floors standing thereon situated at 45, Bajaj Road, Vile Parle (West), Mumbai- 400056 and bounded as follows:-

- On or before North – Shanti Villa
- On or before South- F. No. 45A, Nivant CHSL
- On or before West- 12.2 Mtr. Wide Bajaj Road,
- On or before East- Kapol CHSL.

THE SECOND SCHEDULE ABOVE REFERRED TO:

Residential Unit bearing Flat No. 1102, A Wing admeasuring 1250 sq. ft. of RERA carpet area on the 11th floor, being a bareshell flat along with the exclusive right to use the terrace adjoining the said unit per the clause set out in accordance with the provision of the Development agreement together with 2 car parkings in the building known as "Anand Bhavan" to be constructed on the said Property.

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Amish Patil

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THE THIRD SCHEDULE ABOVE REFERRED TO

R.C.C SUPERSTRUCTURE:

Earthquake resistant Aluminum formwork superstructure designed as per seismic norms. (We may consider using aluminium formwork

ENTRANCE / LIFT LOBBY:

Designer entrance lounge with Italian finish & lift lobby with Premium Vitrified tiles.

EXTERNAL PAINTING:

External building 2 coat texture paint from Asian / Nerolac / Dulux.

SECURITY SYSTEMS:

Security cabin, CCTV with video security system by Hikvision /Panasonic. Security cabin as per MCGM approval.

PEST CONTROL:

Anti-termite treatment to the building during plinth work.

COMPOUND:

Fancy non-skid interlocked / checkered tiled in the entire building compound. The height of the compound wall will be 6 ft (as per MCGM norms).

GYMNASIUM:

Fully equipped gymnasium with mat flooring as per planning and MCGM rules.

TERRACE:

Landscape terrace garden for relaxation. Waterproofing with brickbat coba with chemical and china chip tiles.

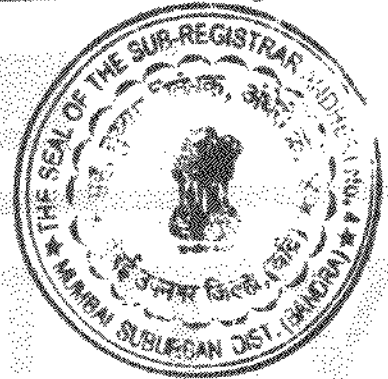
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- Elevators of reputed brand (OTIS / Schindler / KONE).
- Society office and servant's toilet as per MCGM rules.
- Power Generators or Alternate power supply with efficient capacity for common areas and lifts.
- Rain Water Harvesting System.
- Sufficient capacity Underground and Overhead water tank with pumps from Kirloskar / Crompton.
- Fire fighting system in the entire building with fire resistant doors for common staircases.
- Vaastu compliant planning.
- Sufficient car parking as per layout plans.
- Separate Children play area, multi utility court, indoor games area as per planning on recreation floor.

THE FOURTH SCHEDULE ABOVE REFERRED TO

- Substation
- O/H Tanks
- UG Tanks
- Pump Room
- Meter Room

बदर-२५		
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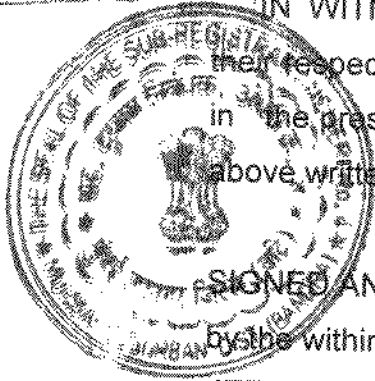


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Amir *Pratik K. ...*

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IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at Mumbai in the presence of attesting witness, signing as such on the day first above written.

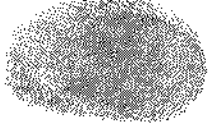


SIGNED AND DELIVERED)
 by the withinnamed "PROMOTERS")
JET SPEED REALTORS PRIVATE)
LIMITED)
 through its authorized Director/)
 Representative)
SHRI. KEYUR H SHAH)
 Pursuant to Resolution dated _____)

PAN NO. AXJPS8653D)
 in the presence of)
 1. *Om*)
 2. *Prakash*)



Keyur H. Shah

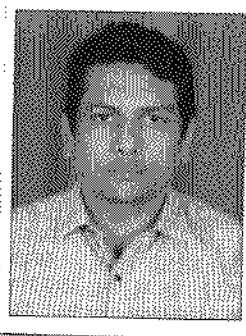


SIGNED AND DELIVERED)
 by the withinnamed "ALLOTTEE/S")
 1. MR. JIMIR SHAH)
 PAN: AUJPS6045G)

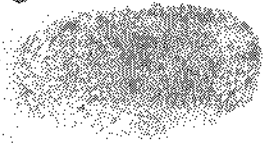
2. MR. PRATIK SHAH)
 PAN: ABDPS8949Q)
 in the presence of)
 1. *Om*)
 2. *Prakash*)



Jimir Shah



Pratik H. Shah





000115	27.05.2024	Kotak Mahindra, Vile Parle East	62,00,000
000123	27.05.2024	Kotak Mahindra, Vile Parle East	62,00,000
TOTAL:			2,49,00,000

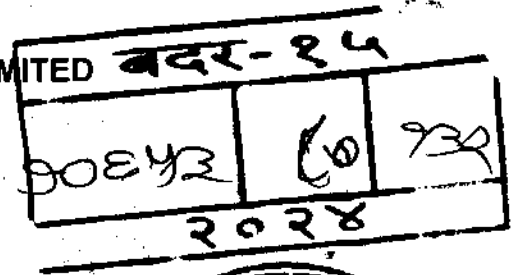
WE SAY RECEIVED
For JET SPEED REALTORS PRIVATE LIMITED



Director

WITNESSES:

1. 
2. 



बदर-१५		
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RECEIPT

RECEIVED of and from the within named Flat Purchaser/s a sum of
Rs. 2,49,00,000 /- (Rupees Two Crores Forty Nine Lakhs only) being the
 part consideration amount to be by him/her/them to us as within mentioned,
 the details of which are as under:

CHEQUE NO.	DATE	DRAWN ON	AMOUNT (Rs.)
000107	13.03.2024	Kotak Mahindra, Vile Parle East	12,50,000
000150	13.03.2024	Kotak Mahindra, Vile Parle East	12,50,000
000107	02.04.2024	Kotak Mahindra, Vile Parle East	12,50,000
000109	15.04.2024	Kotak Mahindra, Vile Parle East	12,50,000
000118	15.04.2024	Kotak Mahindra, Vile Parle East	25,00,000
000120	25.04.2024	Kotak Mahindra, Vile Parle East	12,50,000
000111	25.04.2024	Kotak Mahindra, Vile Parle East	12,50,000
000125	14.05.2024	Kotak Mahindra, Vile Parle East	12,50,000
000113	14.05.2024	Kotak Mahindra, Vile Parle East	12,50,000

DATED THIS ____ DAY OF _____, 2024

Jet Speed Realtors Private Limited,
.. Promoters

And

Mr. Jimir Shah & Others

बदर-१५		
.. Allottee/s		
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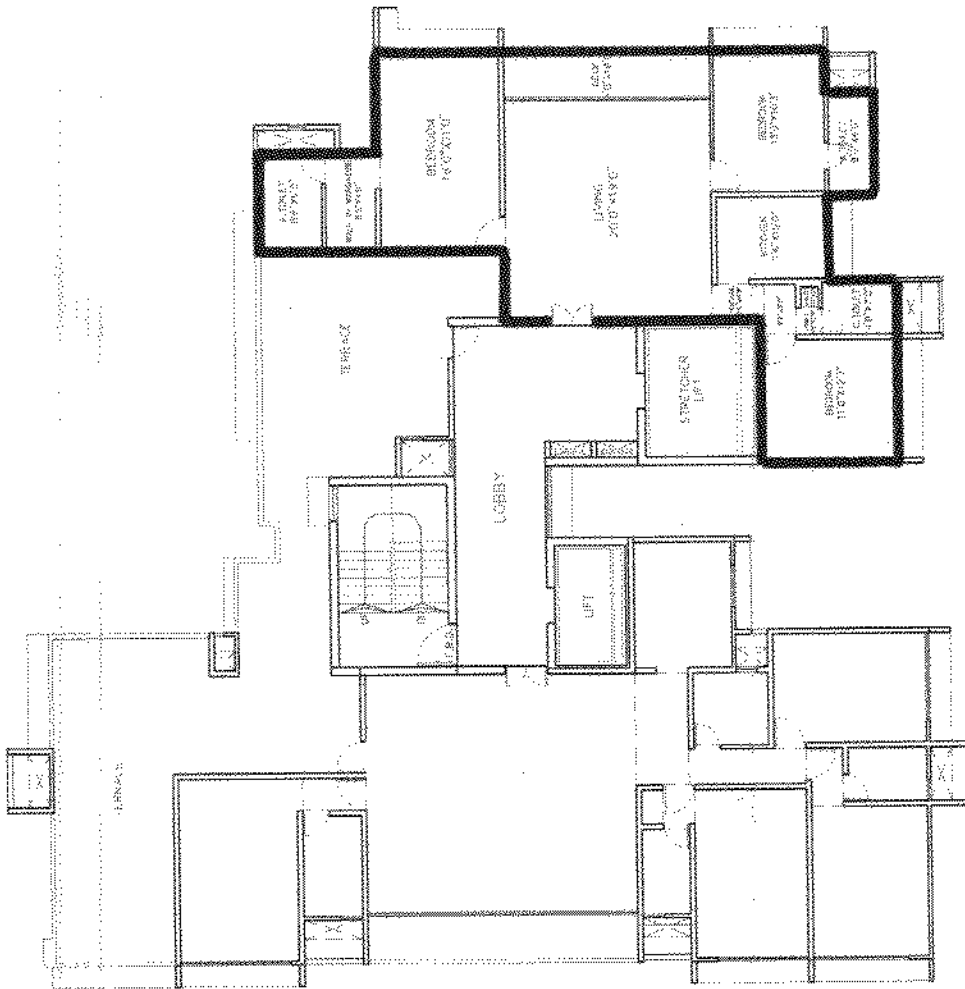
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**AGREEMENT FOR SALE OF FLAT NO.
1102, A-WING ON 11th FLOOR, OF THE
BUILDING "ANAND BHAVAN",
SITUATED AT 45, BAJAJ ROAD, VILE
PARLE (WEST), MUMBAI- 400056.**

=====

PRAVIN MEHTA AND MITHI & CO.,
Advocates and Solicitors,
2nd Floor, Rajabhadur Mansion,
28, Mumbai Samachar Marg, Fort,
Mumbai – 400023.

बदर-२५
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FLAT NO. A-1102
 RERA C.AREA: 1250 sq.ft
 11TH FLOOR
 WING-A

Pratik K. Agarwal

JK

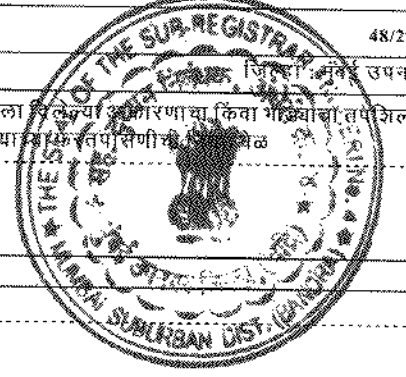
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महाराष्ट्र शासन

मालमत्ता पत्रक

48/2022

गाव/पेठ : न. र. यो. विलेपार्ले - ६		तालुका/न.भू.का. : नगर भुमापन अधिकारी, विलेपार्ले			
नगर भुमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला वि.ले.या अंतर्गणाया किंवा भविष्याचा तपजिल आणि त्या अंतर्गणाया क्षेत्राचा
अंतिम भूखंड क्र. TP स्कीम ०६ ४५			२५९८.६८	सी	



सुविधाधिकार	
हक्काचा मुळ धारक	
वर्ष: २०२२	
पट्टेदार	
इतर भार	
इतर अरे	

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा) पट्टेदार(प) किंवा भार	साक्षात्कन
०४/०९/२०२२	आदेशाने नोंद - जिल्हा अधीक्षक भूमी अभिलेख, मुंबई उपनगर यांचे कडील आदेश क्र. : क्र.न.भू.सं.३अ/विलेपार्ले(प)/विलेपार्ले क्र. VI/का.वि.१५९/नों.क्र.४९/२९/३४२९ दि. : २७/९/२०२१ अन्वये व इकडील अतितातडी ह.का.(सिर्माकन) मो.र. नं.२०५७/२०२१ दिनांक ३/९/२०२१ व नगर रचना योजना विलेपार्ले VI अन्वये न.भू.क्र.८९९/अ क्षेत्र २५९८.६८ चौ.मी. संपूर्ण क्षेत्राची अं.भू.क्र.४५ ची नवीन मिळकत पत्रिका उघडून बी फॉर्मप्रमाणे धारकाचे नाव दाखल केले व सत्ता प्रकार क दाखल केला. न.भू.क्र.८९९अ चे संपूर्ण क्षेत्र अं.भू.क्र.४५ मध्ये सामील झालेले न.भू.क्र.८९९/अ ची मिळकत पत्रिका रदद केली.	H	नव विलेपार्ले को अँ हो सो लि २५९८.६८ चौ.मी	फेरफार क्र. ९४३० प्रमाणे सही- ०४/०९/२०२२ न.भू.अ. विलेपार्ले

हे जाहिरनाम एक डिजिटली अंमल केलेले आहे

हि मिळकत पत्रिका (दिनांक १/४/२०२२ ३:१४:१२ PM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही. मिळकत पत्रिका डाऊनलोड दिनांक १/४/२०२२ ३:३६:३९ PM वेधता पडताळणी साठी <http://aapleabhilekh.mahabhumi.gov.in/DSL.R/propertycard> या संकेत स्थळार जाऊन २२०६१००००२३४६९८६ हा क्रमांक वापरावा.



वदर-२५		
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२०२४		

346
Form -----
88

in replying please quote No.
and date of this letter.



MUNICIPAL CORPORATION OF GREATER MUMBAI

Intimation of Disapproval under Section 346 of the Mumbai Municipal Corporation Act, as amended up to date.

No. P-8465/2021/(45)/K/W
Ward/FP/IOD/1/New

MEMORANDUM

Municipal Office,
Mumbai

To,

M/s. JET SPEED REALTORS PRIVATE LIMITED C.A to NAV VILE PARLE CHS LTD

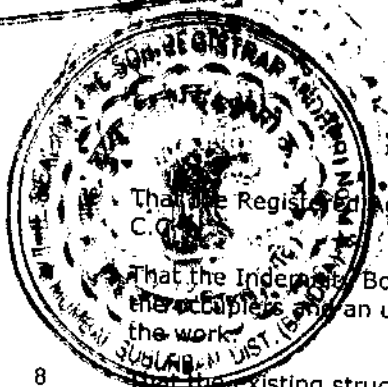
1232 A, 12th Floor, Hubtown Solaris Premises, Prof N.S.Phedkar Marg, Opp Telli Galli, Andheri (East), Mumbai-400069

With reference to your Notice 337 (New) , letter No. 1471 dated. 1/10/2021 and the plans, Sections Specifications and description and further particulars and details of your buildings at The Proposed Redevelopment of the existing building known as "NAV VILE PARLE CO-OP. HOUSING SOCIETY LTD" on plot bearing CTS No. 899A, corresponding F.P. No.45, TPS Vile Parle No.VI(1st Variation) (Final), Village Vile Parle (West) situated at Bajaj Road, Navpada, Kamala Nagar, Vile Parle West, Mumbai-400056 in 'K/West' ward. CTS/CS/FP No. 45 furnished to me under your letter, dated 1/10/2021. I have to inform you that, I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Mumbai Municipal Corporation Act as amended up to-date, my disapproval by reasons thereof :-

A: CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK.

- 1 That the commencement certificate under section 44/69 (1)(a) of the M.R.T.P. Act will not be obtained before starting the proposed work.
- 2 That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding as per D.C. Regulation No.38(27) before starting the work.
- 3 That the low lying plot will not be filled upto a reduced level of atleast 28.04 mtr. T.H.D. or 0.15 mtr. above adjoining road level whichever is higher with murum, earth, boulders etc. and will not be levelled, rolled and consolidated and sloped towards road side, before starting the work.
- 4 That the Structural Engineer will not be appointed. Supervision memo as per appendix XI (regulation 5(3)(ix)) will not be submitted by him.
- 5 That the sanitary arrangement shall not be carried out as per Municipal specifications and drainage layout will not be submitted before C.C.

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No. P-8465/2021/(45)/K/W
Ward/FP/IOD/1/New

- That the Registered Agreement with the existing tenant alongwith the list will not be submitted before C.C.
- That the Indemnity Bond indemnifying the Corporation for damages, risks, accidents etc. and to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C./starting the work.
- 8 That the existing structure proposed to be demolished will not be demolished or necessary Phase Programme with agreement will not be submitted and got approved before C.C.
 - 9 That the requirements of N.O.C. of (i) Reliance Energy /Tata Power, [ii] S.G. [iii] P.C.O., [iv] A.A. & C., [v] S.P. [vi] S.W.D., [vii] M.T.N.L., [viii] H.E. will not be obtained and the requisitions if any will not be complied with before occupation certificate / B.C.C
 - 10 That the qualified/registered site supervisor through architect/structural Engineer will not be appointed before applying for C.C.
 - 11 That "All Dues Clearance Certificate" related to H.E.'s dept. from the concerned A.E.W.W. [K/E Ward] shall not be submitted before applying for C.C.
 - 12 That the NOC from A.A.&C.[K/E ward] shall not be submitted.
 - 13 That the development charges as per M.R.T.P. (amendment) Act 1992 will not be paid.
 - 14 That the Janata Insurance Policy in the name of site or policy to cover the compensation claims arising out of workman's compensation Act 1923 will not be taken out before starting the work and also will not be renewed during the construction work.
 - 15 That the soil investigation will not be done and report thereof will not be submitted with structural design.
 - 16 That the building will not be designed with the requirements of all relevant IS codes including IS code 1893 for earthquake design while granting occupation certificate from Structural Engineer to that effect will be insisted.
 - 17 That no main beam in R.C.C. framed structure shall not be less than 230 mm. wide. The size of the columns shall also not be governed as per the applicable I.S. Codes.
 - 18 That all the cantilevers [projections] shall not be designed for five times the load as per I.S. code 1893-2002. This also includes the columns projecting beyond the terrace and carrying the overhead water storage tank, etc.
 - 19 That the R.C.C. framed structures, the external walls shall be less than 230 mm, if in brick masonry or 150 mm autoclaved cellular concrete block excluding plaster thickness as circulated under No.CE/5591 of 15.4.1974.
 - 20 That the owner/developer shall not display a board at site before starting the work giving the details such as name and address of the owner/developer, architect and structural engineer, approval no. and date of the layout and building proposal, date of issue of C.C., area of the plot, permissible built up area, built up area approved, number of floors etc.
 - 21 That the authorized Pvt .Pest Control Agency to give anti malaria treatment shall not be appointed in consultation with P.C.O.[K/East].
 - 22 That the 'Debris Management Plan' shall not be got approved from Executive Engineer [Env.] and the

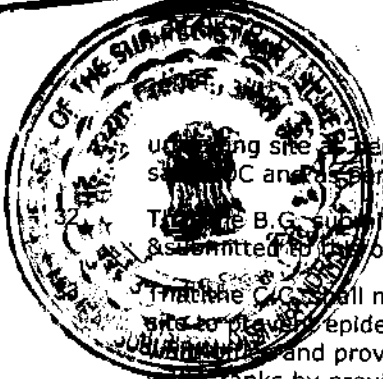
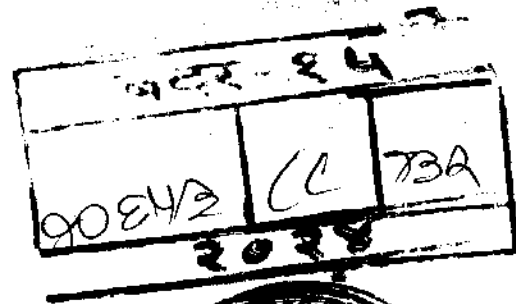
नदर-१८		
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No. P-8465/2021/(45)/K/W
Ward/FP/IOD/1/New

conditions therein shall not be complied with.

- 23 That the N.O.C. from Collector – M.S.D. for excavation of land shall not be submitted.
- 24 That the labour welfare tax as per circular No. Dy.Ch.Eng/3663/BP (City) Dt. 20.04.2016 shall not be paid before asking for C.C.
- 25 That the developer will not intimate the prospective buyer and existing tenants regarding concessions availed for deficiency in open space, deficient parking space, etc. as well as not objecting neighbourhood development with deficient open spaces etc. and the clause shall not be incorporated in sale agreement so as to make aware prospective buyer/ members about deficient open space/maneuvering spaces.
- 26 That the R.U.T. shall not be submitted by the developer stating: a) Fungible compensatory FSI for rehabilitation component shall not be used for sale component. b) For payment of difference for fungible, open space deficiency or any type of premium retrospectively as & when demanded by M.C.G.M. c) The difference of payment for additional 50% FSI shall be paid and calculated as per the revision of rates by the Government from time to time as per the condition No.5 mentioned in Notification and circular before requesting for C.C. d) The owner/developer stating that they will not take any objection in future for the development on adjoining plot with deficient open spaces and also condition will be incorporated about deficient open spaces of proposed building in the sale agreement of flats. e) The owner/developer to not to misuse the pocket/part terraces and elevation features in the form of drop/slant chajja, cornices & elevational bands. f) The owner/developer for maintaining the noise levels as per the norms of Pollution Control Board.
- 27 That the R.U.T. shall not be submitted by the developer stating: g) For not misusing the additional parking proposed for full potential of F.S.I. and will count the same in FSI or will be handed over to M.C.G.M. free of cost, if the building is not constructed for full potential. h) The conditions of E.E.(T&C) NOC shall not be complied with and to that effect the mechanized parking equipped with safety measures shall be maintained permanently in safe condition to avoid any mishap and an indemnity bond indemnifying MCGM and its officers against any litigation, costs, damages, etc. arising out of failure of mechanized system /nuisance due to mechanized system to any person shall not be submitted. i) Agreeing to comply with & follow all the rules, regulations, circulars, directives related to the safety of construction labors/workers, issued time to time by the department of building & other construction labours, Government of Maharashtra shall not be submitted. j) To sell the tenements/flats on carpet area basis only and to abide by the provision of MOFA (Act) amended upto date and the I.B. indemnifying the MCGM and its employees from any legal complications arising due to MOFA, shall not be submitted. k) For not misusing the part terrace and area claimed free of F.S.I. shall not be submitted.
- 28 That the dry and wet garbage shall not be separated and the wet garbage generated in the building shall not be treated separately on the same plot by the residents / occupants of the building in the jurisdiction of M.C.G.M. The necessary condition in Sale Agreement to that effect shall not be incorporated by the Developer / Owner, as per the circular no. CHE/DP/00024/GEN dtd. 02.04.2016.
- 29 That all the conditions and directions specified in the Hon'ble Supreme Court order i.e. as per SLP (civil) No. D23708/2017 dtd. 15/03/2018 in the case of dumping ground shall not be complied with before starting demolition of structures and/or starting any construction work.
- 30 That adequate safeguards shall not be employed in consultation with SWM dept. of MCGM for preventing dispersal of particles through air and the construction debris generated shall not be deposited in specific sites inspected and approved by MCGM.
- 31 That the construction and demolition waste shall not be handled and transported to the designated



No. P-8465/2021/(45)/KW
Ward/FP/IOD/1/New

Construction site as per NOC issued by E.E. (SWM) NOC and comply with the conditions mentioned in the NOC and as per the Hon'ble Supreme Court directives dated 15.03.2018.

The B.G. submitted as per Hon'ble Supreme Court directives shall not be revalidated timely & submitted to this office.

The C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria, etc. is made to the Insecticide officer of the concerned ward and provision shall be made as and when required by the insecticide office for inspection of water tanks by providing safe but stable ladder, etc. and requirements as communicated by the insecticide office shall not be complied with.

- 34 That the Indemnity Bond for compliance of I.O.D. conditions shall not be submitted
- 35 That the debris removal deposit of Rs. 45,000/- or Rs. 22/- per sq.mtr. of the built up area, whichever is less will not be paid before further C.C.
- 36 That all the structural members below the ground shall not be designed considering the effect of chlorinated water, sulphur water, seepage water, etc. and any other possible chemical effect and due care while constructing the same shall not be taken and completion certificate to that effect shall not be submitted from the Licensed Structural Engineer.
- 37 That the builder developer shall not keep record (at construction site) of C & D waste generated, transported and unloaded at designated unloading site. The builder/developer shall not submit record monthly on MCGM Auto DCR system.
- 38 Any breach of condition regarding debris disposal will not entail the cancellation of the building permission or IOD & the work will not be liable to be stopped immediately. This IOD is issued without prejudice to Legal matters pending in Court of Law if any.
- 39 that the POC K/W NOC for closure of well shall not be submitted
- 40 That the project proponent/ Architect/ L.S. shall ensure that the free fungible FSI claimed along with existing area against individual rehab tenant shall not be allotted to respective tenants as per agreement and plans and the indemnity bond indemnifying MCGM officers against the claims litigation if any arising on account of allotment of fungible shall be submitted.

C: CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C

- 1 That the notice in the form of appendix XVI of D.C.R. shall not be submitted on completion
- 2 That N.O.C. from Civil Aviation department shall not be obtained for the proposed height of the building.
- 3 That the verification of AMSL of completed work upto top of stilt/plinth level shall not be submitted.
- 4 That the debris shall not be transported to the respective Municipal dumping site and challan to that effect shall not be submitted to this office for record.
- 5 That the latest paid bill with receipt from A.A. & C. [K/East Ward] shall not be submitted.
- 6 That the plinth stability certificate from R.C.C. consultant shall not be submitted.
- 7 That the work-start notice shall not be submitted.
- 8 That all the payments as intimated by various departments of MCGM shall not be paid.
- 9 That the testing of building material to be used on the subject work shall not be done and results of

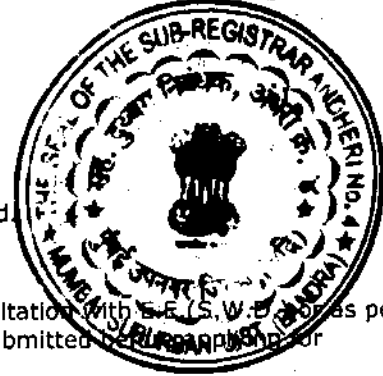
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No. P-8465/2021/(45)/K/W
Ward/FP/IOD/1/New

the same will not be submitted periodically.

- 10 That the yearly progress report of the work shall not be submitted.

D: GENERAL CONDITIONS TO BE COMPLIED BEFORE O.C



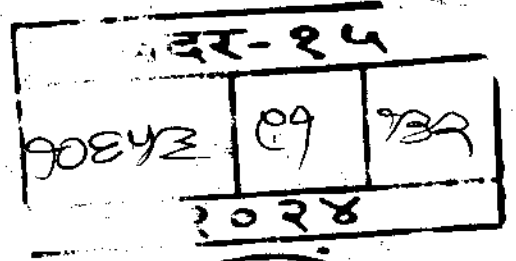
- 1 That the surface drainage arrangement will not be made in consultation with S.E. (S.W.) as per his remarks and a completion certificate shall not be obtained and submitted for occupation certificate/B.C.C.
- 2 That the 3.00 mt. wide paved pathway upto staircase shall not be provided.
- 3 That the surrounding open spaces, parking spaces and terrace shall not be kept open and inbuilt upon and shall not be leveled and developed before requesting to grant permission to occupy the bldg. or submitting the B.C.C. whichever is earlier.
- 4 That the name plate/board showing plot number, name of the building etc. shall not be displayed at a prominent place before O.C.C./B.C.C.
- 5 That the carriage entrance shall not be provided before starting the work and carriage entrance fee shall not be paid.
- 6 That B.C.C. will not be obtained and IOD and debris deposit etc. shall not be claimed for refund within a period of six years from the date of occupation.
- 7 That every part of the building constructed and more particularly overhead water tank shall not be provided with the proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder.
- 8 That the owner/developer shall not hand over the possession to the prospective buyer before obtaining occupation permission.
- 9 That the letter box of appropriate size shall not be provided for all the tenements at the ground floor.
- 10 That the regulation No. 49 of D.C.P.R. 2034 shall not be complied with.
- 11 That the necessary arrangement of borewell shall not be made/provided and necessary certificate to that effect from the competent authority shall not be obtained before C.C.
- 12 That the Vermiculture bins for disposal of wet waste as per the design and specification of Organisations/individuals specialized in this field, as per the list furnished by Solid Waste Management Department of M.C.G.M. shall not be provided to the satisfaction of Municipal Commissioner.
- 13 the Drainage Completion Certificate shall not be submitted.
- 14 That the Lift Inspector's completion certificate shall not be submitted.
- 15 That the Final structural Stability Certificate and Structural Drawings shall not be submitted
- 16 That the parking spaces shall not be provided as per D.C.R. No.44. or plans approved
- 17 That the smoke test certificate shall not be submitted.
- 18 That the final completion certificate from C.F.O. & S.G./Tree authority shall not be submitted.
- 19 That the N.O.C. from A.A. & C. [K/East Ward] shall not be submitted.
- 20 That the completion certificate for Rain Water Harvesting System from Consultant shall not be submitted.

No. P-8465/2021/(45)/KW
Ward/FP/IOD/1/New

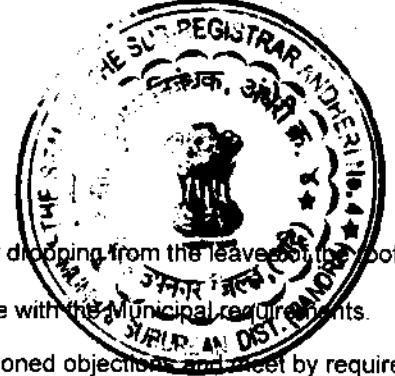
- 21 That Site Supervisor certificate for quality of work and completion of the work shall not be submitted in prescribed format.
- 22 That the infrastructural works such as construction of hand-holes/manholes, ducts for underground cables, concealed wiring inside the flats/rooms, room/space for telecom installations etc. Required for providing telecom services shall not be provided.
- 23 That the A.M.S.L. of completed work (top of building) shall not be verified and submitted.

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No. P-8465/2021/(45)/KW
Ward/FP/IOD/1/New



- () That proper gutters and down pipes are not intended to be put to prevent water dripping from the leaves of the roof on the public street
() That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the 20 December day of 2022 but not so as to contravene any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time in force.

Your attention is drawn to the Special Instructions and Note accompanying this Intimation of Disapproval.

**Executive Engineer, Building Proposals,
Zone, Wards.**

SPECIAL INSTRUCTIONS

- 1. THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.**
- Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.
- Under Byelaw, No. 8 of the Commissioner has fixed the following levels :-
"Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be-
 - Not less than, 2 feet (60 cms.) above the center of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be laid in such street
 - Not less than 2 feet (60 cms.) Above every portion of the ground within 5 feet (180 cms.)-of such building.
 - Not less than 92 ft. ([!TownHall]) above Town Hall Datum.
- Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion on occupation is detected by the Assessor and Collector's Department.
- Your attention is further drawn to the provision of Section 353-A about the necessary of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.
- Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (aa) of the Bombay Municipal Corporation Act.
- One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.

No. P-8465/2021/(45)/K/W
Ward/FP/IOD/1/New

8. Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the site that may be fixed by the Collector, under the Land Revenue Code and Rules there under.

Attention is drawn to the notes Accompanying this Intimation of Disapproval.

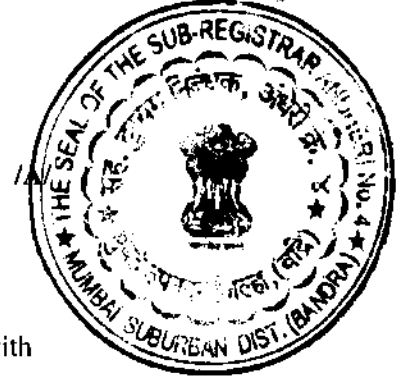
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No. P-8465/2021/(45)/K/W
Ward/FP/IOD/1/New

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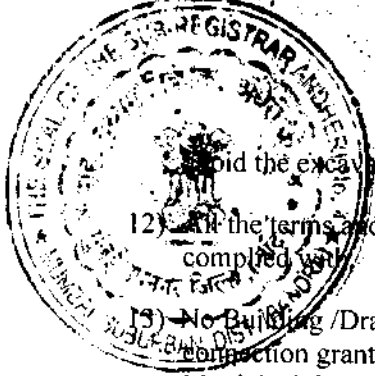


NOTES

- 1) The work should not be started unless objections are complied with
- 2) A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
- 3) Temporary permission on payment of deposit should be obtained any shed to house and store for construction purpose, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and certificate signed by Architect submitted along with the building completion certificate.
- 4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- 5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.
- 6) The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presume that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- 7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand preps debris, etc. should not be deposited over footpaths or public street by the owner/ architect /their contractors, etc without obtaining prior permission from the Ward Officer of the area.
- 8) The work should not be started unless the manner in obviating all the objection is approved by this department.
- 9) No work should be started unless the structural design is approved.
- 10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimension.
- 11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to

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No. P-8465/2021/(45)/K/W
Ward/FP/IOD/1/New

11) Avoid the excavation of the road and footpath.

12) All the terms and condition of the approved layout /sub-division under No. of should be adhered to and completed with.

13) No Building /Drainage Completion Certificate will be accepted non water connection granted (except for the construction purpose) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.

- 14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- 15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting lighting and drainage before submission of the Building Completion Certificate.
- 16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- 17) The surrounding open spaces around the building should be consolidated in Concrete having broke glass pieces at the rate of 12.5 cubic meters per 10 sq. meters below payment.
- 18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- 19) No work should be started unless the existing structures proposed to be demolished are demolished.
- 20) The Intimation of Disapproval is given exclusively for the purpose of enabling you to proceeds further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13 (h) (H) of the Rent Act and in the event f your proceeding with the work either without an intimation about commencing the work under Section 347(1) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act 1966, (12 of the Town Planning Act), will be with drawn.
- 21) If it is proposed to demolish the existing structures be negotiations with the tenant, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following:-
 - i. Specific plans in respect of evicting or rehousing the existing tenants on hour stating their number and the areas in occupation of each.
 - ii. Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.
 - iii. Plans showing the phased programme of constructions has to be duly approved by this office before

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No. P-8465/2021/(45)/K/W
Ward/FP/IOD/1/New



starting the work so as not to contravene at any stage of construction, the Development control Rules regarding open spaces, light and ventilation of existing structure.

- 22) In case of extension to existing building, blocking of existing windows of rooms demerit light and air from other sides should be done first starting the work.
- 23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.
- 24) The bottom of the over head storage work above the finished level of the terrace shall not be less than 1.20 Mt. and not more than 1.80 mt.
- 25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.
- 26) It is to be understood that the foundations must be excavated down to hard soil.
- 27) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- 28) The water arrangement nut be carried out in strict accordance with the Municipal requirements.
- 29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- 30) All gully traps and open channel drains shall be provided with right fitting mosquito proof made of wrought iron plates or hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on highly serving the purpose of lock and the warning pipes of the rabbet pretested with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfections each not exceeding 1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible be providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms above the top where they are to be fixed as its lower ends in cement concrete blocks.
- 31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
- 32) a Louvres should be provided as required by Bye0law No. 5 (b)
b Lintels or Arches should be provided over Door and Windows opening
c The drains should be laid as require under Section 234-1(a)
d The inspection chamber should be plastered inside and outside.
- 33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so as your own risk.

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Executive Engineer, Building Proposals
Zones wards.

P-8465/2021/(45)/KW Ward/FP/IOD/1/New

- Copy To :-
1. HEMAL UMESH SANGHAVI
39, GUNDIVALI, OFF SIR. M. V. ROAD, ANDHERI (EAST)
 2. Asst. Commissioner K/W Ward.
 3. A.E.W.W. K/W Ward,
 4. Dy.A & C. Western Suburb I
 5. Chief Officer, M.B.R. & R. Board K/W Ward .
 6. Designated Officer, Asstt. Engg. (B. & F.) K/W Ward ,
 7. The Collector of Mumbai

✓
Name : Navnath Sopanrao
Ghadge
Designation : Executive
Engineer
Organization : Municipal
Corporation of Greater Mumbai
Date : 21-Dec-2021 22: 16:07

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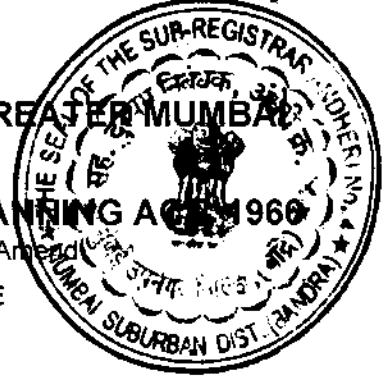
MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-8465/2021/(45)/K/W Ward/FPI/FCC/1/Amend

COMMENCEMENT CERTIFICATE



To,
M/s. JET SPEED REALTORS PRIVATE LIMITED
C.A to NAV VILE PARLE CHS LTD
1232 A, 12th Floor, Hubtown Solaris Premises, Prof
N.S.Phedkar Marg, Opp Telli Galli, Andheri (East),
Mumbai-400069

Sir,

With reference to your application No. **P-8465/2021/(45)/K/W Ward/FPI/FCC/1/Amend** Dated. **01 Oct 2021** for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated **01 Oct 2021** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **45** C.T.S.No. **45** Division / Village / Town Planning Scheme No. **-1** situated at **Bajaj Road Road / Street in K/W Ward Ward** .

The Commencement Certificate / Building Permit is granted on the following conditions:--

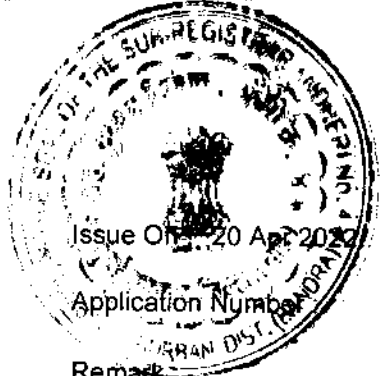
1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
 - a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. **A.E.(BP) K/West-South Ward** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

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This CC is valid upto 19/4/2023



Valid Upto : 19 Apr 2023

P-8465/2021/(45)/K/W Ward/FP/CC/1/New

Remark:

C.C. up to top of Basement i.e. height upto 0.30 m from AGL for the proposed building under reference as per approved plan dated 21/12/2021, subject to compliance of conditions of provisional NOC of PCO U/NO. IO / 60 / SR Date: 11/04/2022

Approved By
Navnath S. Ghadge
Executive Engineer

Issue On : 21 Apr 2023

Valid Upto : 20 Apr 2024

Application Number :

P-8465/2021/(45)/K/W Ward/FP/FCC/1/New

Remark :

Further C.C. up to top of 11th(Pt) +LMR & OHT i.e. Height upto 39.95 mt AGL for wing 'B' as per approved IOD plan dated 21/12/2021 is approved.

Note:- Work beyond 9th floor shall be carried out only after verification of height by competent authority.

Approved By
A.E.(B.P.) K/W
Assistant Engineer (BP)

Issue On : 22 Jun 2023

Valid Upto : 19 Apr 2024

Application Number :

P-8465/2021/(45)/K/W Ward/FP/FCC/1/Amend

Remark :

Further C.C. up to top of 11th(Pt) floor top slab i.e. height 38.00 mtr AGL as per approved IOD plan dated 21/12/2021 for wing 'A' & wing 'B'.

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Digitally signed by OMKAR DATTATRAY GIRKAR
Date: 22 Jun 2023 15:07:24
Organization: Brihanmumbai Municipal Corporation
Designation: Assistant Engineer (BP)

For and on behalf of Local Authority
Municipal Corporation of Greater Mumbai

Assistant Engineer . Building Proposal
Western Suburb I K/W Ward Ward

Cc to :

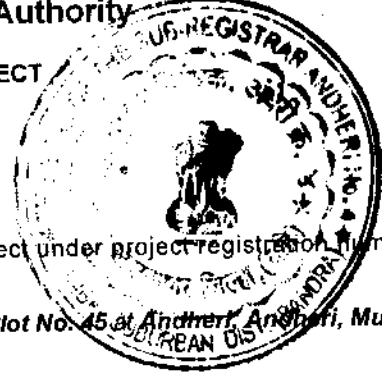
1. Architect.
2. Collector Mumbai Suburban /Mumbai District.



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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C' [See rule 6(a)]



This registration is granted under section 5 of the Act to the following project under project registration number :
P51800035189

Project: **Anand Bhawan** , Plot Bearing / CTS / Survey / Final Plot No.: **Final Plot No. 45 at Andheri, Andheri, Mumbai Suburban, 400056;**

- Jet Speed Realtors Private Limited** having its registered office / principal place of business at **Tehsil: Andheri, District: Mumbai Suburban, Pin: 400069.**
- This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **10/05/2022** and ending with **28/02/2026** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:10-05-2022 11:42:14

Dated: **10/05/2022**
Place: **Mumbai**

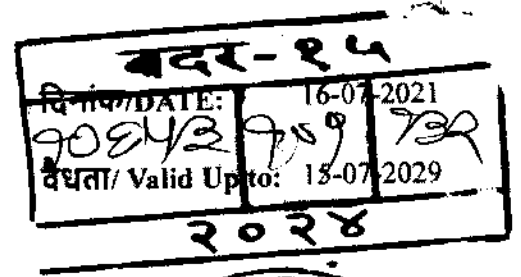
Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

JUHU/WEST/B/050421/544188

मालिक का नाम एवं पता Jet Speed Realtors Private Limited
OWNERS Name & Address C-49/50, Pravasi Industrial Estate, Off Aarey Road, Goregaon East, Mumbai - 400063



ऊँचाई की अनुमति हेतु अनापत्ति प्रमाण पत्र (एनओसी) No Objection Certificate for Height Clearance

1) यह अनापत्ति प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (भाविप्रा) द्वारा प्रदत्त विमानपत्तन अधिनियम, 1932 के अन्तर्गत तथा सरकार द्वारा एवं नियमित विमान प्रचालन हेतु भारत सरकार (नागर विमानन मंत्रालय) की अधिसूचना जी. एस. आर. 770 (ई) दिनांक 30 सितम्बर, 2015, जी. एस. आर. 770 (ई) दिनांक 17 दिसंबर 2020 द्वारा संशोधित, के अन्तर्गत जारी किया गया है।

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep.2015 amended by GSR770(E) dated 17th Dec 2020 for safe and Regular Aircraft Operations.

2) इस कार्यालय को निम्नलिखित विवरण के अनुसार प्रस्तावित संरचना के निर्माण पर कोई आपत्ति नहीं है।

2. This office has no objection to the construction of the proposed structure as per the following details:

अनापत्ति प्रमाणपत्र आईडी / NOC ID	JUHU/WEST/B/050421/544188 ✓
आवेदक का नाम / Applicant Name*	Airodynamiks
स्थल का पता / Site Address*	F.P. No. 45, T.P.S No. VI, C.T.S No. 899A, Nav Vileparle Co Op. Hsg. So. Ltd, Anand Bhavan, Vileparle (w), Mumbai - 400056, Vile Parle West, Mumbai suburban, Maharashtra ✓
स्थल के निर्देशांक / Site Coordinates*	19 06 20.04N 72 50 34.51E, 19 06 21.27N 72 50 34.82E, 19 06 19.78N 72 50 36.25E, 19 06 20.08N 72 50 36.30E, 19 06 20.00N 72 50 36.76E, 19 06 21.22N 72 50 36.98E
स्थल की ऊँचाई एमएसएल मीटर में (औसतन समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	8.19 M ✓
अनुमन्य अधिकतम ऊँचाई एमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	48.14 M (Restricted) ✓

* जैसा आवेदक द्वारा उपलब्ध कराया गया / As provided by applicant*

31/07/21



पश्चिमी क्षेत्र पोर्टा केबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट
मुंबई- 400099 दूरभाष संख्या : 91-22-28300606
Regional headquarter, Western Region, Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East
Mumbai-400099 Tel. no. 91-22-28300606



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

JUHU/WEST/B/050421/544188

3) यह अनापत्ति प्रमाण पत्र निम्नलिखित नियम व शर्तों के अधीन है: -

This NOC is subject to the terms and conditions as given below:

क) आवेदक द्वारा उपलब्ध कराए गए स्थल की ऊँचाई तथा निर्देशांक को, प्रस्तावित संरचना हेतु अनुमन्य अधिकतम ऊँचाई जारी करने के लिए प्रयोग किया गया है। भारतीय विमान पत्तन प्राधिकरण, आवेदक द्वारा उपलब्ध कराये गए स्थल की ऊँचाई तथा निर्देशांक की पार्थक्यता का ना तो उत्तरदायित्व वहन करता है, और ना ही इनको प्रमाणीकृत करता है। यदि किसी भी स्तर पर यह पता चलता है कि वास्तविक विवरण, आवेदक द्वारा उपलब्ध कराए गए विवरण से भिन्न है तो यह अनापत्ति प्रमाण पत्र अमान्य माना जाएगा तथा कानूनी कार्यवाही की जाएगी। सम्बंधित विमान क्षेत्र के प्रभारी अधिकारी द्वारा एयरक्राफ्ट नियम 1994 (भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन कार्यवाही की जाएगी।

a. Permissible Top Elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The officer in-charge of the concerned sector will initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994.

ख) अनापत्ति प्रमाण पत्र के आवेदन में आवेदक द्वारा उपलब्ध कराए गए स्थल निर्देशांक को सड़क दृश्य मानचित्र और उपग्रह मानचित्र पर अंकित किया गया है जैसा कि अनुलग्नक में दिखाया गया है। आवेदक / मालिक यह सुनिश्चित करे कि अंकित किए गए निर्देशांक उसके स्थल से मेल खाते हैं। किसी भी विसंगति के मामले में, नामित अधिकारी को अनापत्ति प्रमाण पत्र रद्द करने के लिए अनुरोध किया जाएगा।

b. The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to his/her site. In case of any discrepancy, Designated Officer shall be requested for cancellation of the NOC.

ग) एयरपोर्ट संचालक या उनके नामित प्रतिनिधि, अनापत्ति प्रमाण पत्र नियमों और शर्तों का अनुपालन सुनिश्चित करने के लिए स्थल (आवेदक या मालिक के साथ पूर्व समन्वय के साथ) का दौरा कर सकते हैं।

c. Airport Operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that NOC terms & conditions are complied with.

घ) संरचना की ऊँचाई (सुपर स्ट्रक्चर सहित) की गणना अनुमन्य अधिकतम ऊँचाई (ए एम एस एल) से स्थल की ऊँचाई को घटाकर की जायेगी। अर्थात्, संरचना की अधिकतम ऊँचाई = अनुमन्य अधिकतम ऊँचाई (-) स्थल की ऊँचाई।

d. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.

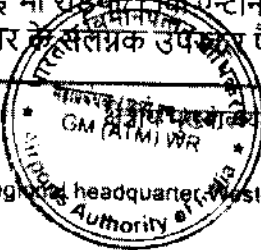
च) अनापत्ति प्रमाण पत्र जारी करना, भारतीय एयरक्राफ्ट एक्ट 1934, के सैक्शन 9-A तथा इसके अंतर्गत समय-समय पर जारी अधिसूचनाएं तथा एयरक्राफ्ट नियम (1994 भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन है।

e. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including, "The Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994".

छ) कोई भी रेडियो टीवी एंटीना, लाइटनिंग अरैस्टर, सीढिया, मुमटी, पानी की टंकी अथवा कोई अन्य वस्तु तथा किसी भी प्रकार के सैलफ्रक उपकरण पैरा 2 में उल्लेखित अनुमन्य अधिकतम ऊँचाई से ऊपर नहीं जानी चाहिए।

पश्चिमी क्षेत्र पोर्टा कैबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट
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JUHU/WEST/B/050421/544188

f. No radio/TV Antenna, lightening arresters, staircase, Mumty, Overhead water tank or any other object and attachments of fixtures of any kind shall project above the Permissible Top Elevation indicated in para 2.

ज) विमानक्षेत्र संदर्भ बिंदु के 8 KM के भीतर तेल, बिजली या किसी अन्य ईंधन का उपयोग जो उड़ान संचालन के लिए थुएं का खतरा पैदा नहीं करता है, ही मान्य है।

g. Use of oil, electric or any other fuel which does not create smoke hazard for flight operation is obligatory within 8 KM of the Aerodrome Reference Point

झ) यह प्रमाणपत्र इसके जारी होने की तारीख से 8 साल की अवधि के लिए वैध है। एक बार विमानक्षेत्र/भवन की अनुमति दी जा सकती है, बशर्ते कि इस तरह का अनुरोध एनओसी की समाप्ति की तारीख से छह महीने की अवधि में किया जाए और प्रारंभिक प्रमाणपत्र 8 साल की वैधता अवधि के भीतर प्राप्त किया जाए।

h. The certificate is valid for a period of 8 years from the date of its issue. One-time revalidation shall be allowed, provided that such request shall be made within six months from the date of expiry of the NOC and commencement certificate is obtained within initial validity period of 8 years.

ट) भवन के निर्माण के दौरान या उसके बाद किसी भी समय स्थल पर ऐसी कोई भी लाइट या प्रकाश व्यवस्था नहीं लगाया जाएगा जिसकी तीव्रता, आकृति या रंग के कारण वैमानिक ग्राउन्ड लाइटों के साथ भ्रम उत्पन्न हो। विमान के सुरक्षित प्रचालन को प्रभावित करने वाली कोई भी गतिविधि मान्य नहीं होगी।

i. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights.

ठ) आवेदक द्वारा विमानपत्तन पर या उसके आसपास विमान से उत्पन्न शोर, कंपन या विमान प्रचालन से हुई किसी भी क्षति के विरुद्ध कोई शिकायत/दावा नहीं किया जाएगा।

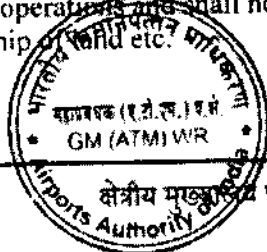
j. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.

ड) डे मार्किंग तथा सहायक विद्युत आपूर्ति सहित नाइट लाइटिंग (डीजीसीए भारत की वेबसाइट www.dgca.nic.in पर उपलब्ध) नागर विमानन आवश्यकताएं श्रंखला 'बी' पार्ट 1 सैक्शन-4 के चैप्टर 6 तथा अनुलग्नक 6 में विनिर्दिष्ट दिशानिर्देशों के अनुसार उपलब्ध कराई जाएंगी।

k. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part I Section 4, available on DGCA India website: www.dgca.nic.in

ढ) भवन के नक्शे के अनुमोदन सहित अन्य सभी वैधानिक अनापत्ति, संबंधित प्राधिकरणों से लेना आवेदक की जिम्मेदारी होगी, क्योंकि इस ऊँचाई हेतु अनापत्ति प्रमाणपत्र लेने का उद्देश्य सुरक्षित एवं नियमित विमान प्रचालन सुनिश्चित करना है तथा इसे भूमि के स्वामित्व आदि सहित किसी अन्य उद्देश्य/ दावे के लिए दस्तावेज के रूप में प्रयोग नहीं किया जा सकता।

l. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is only to ensure safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership, title etc.



7/12/2024

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा कैबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट
मुंबई- 400099 दूरभाष संख्या : 91-22-28300606
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ग) इस अनापत्ति प्रमाणपत्र भारतीय का मूल्यांकन Juhu, Navi Mumbai, Santa Cruz विमानक्षेत्रों के संबंध में किया गया है। यह अनापत्ति प्रमाणपत्र भारतीय विमान पत्तन प्राधिकरण के विमानक्षेत्रों और अन्य लाइसेंस प्राप्त सिविल विमानक्षेत्रों, जो जी. एस. आर. 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची - III, अनुसूची - IV (भाग- I), अनुसूची- IV (भाग- 2; केवल RCS हवाई अड्डे) और अनुसूची- VII में सूचीबद्ध हैं, के लिए जारी किया गया है।

m. This NOC has been assessed with respect to the Juhu, Navi Mumbai, Santa Cruz Airports. NOC has been issued with the AAI Aerodromes and other licensed Civil Aerodromes as listed in Schedule - III, Schedule - IV (Part-1), Schedule- IV (Part-2; RCS Airports Only) and Schedule-VII of GSR 751(E) amended by GSR 770(E).

त) यदि स्थल रक्षा विभाग के विमान क्षेत्र के अधिकार क्षेत्र में आता है, जैसा कि जीएसआर 751 (ई) की अनुसूची-V में सूचीबद्ध है, तो आवेदक को रक्षा विभाग से अलग से अनापत्ति प्रमाणपत्र लेना होता है। जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के नियम 13 के अनुसार, आवेदकों को उन स्थलों के लिये, जो जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची- IV (भाग -2; आरसीएस हवाई अड्डों के अलावा) के रूप में सूचीबद्ध बिना लाइसेंस वाले विमान क्षेत्र के अधिकार क्षेत्र में आता है, तो संबंधित राज्य सरकार से भी अनापत्ति प्रमाणपत्र लेने की आवश्यकता है।

n. Applicant needs to seek separate NOC from Defence, if the site lies within the jurisdiction of Defence Aerodromes as listed in Schedule - V of GSR 751 E amended by GSR770(E). As per rule 13 of GSR 751 E amended by GSR770(E), applicants also need to seek NOC from the concerned state government for sites which lies in the jurisdiction of unlicensed aerodromes as listed in Schedule-IV (Part-2; other than RCS airports) of GSR 751 E amended by GSR770(E).

थ) अनापत्ति प्रमाण पत्र (एनओसी) की किसी भी त्रुटि/व्याख्या की स्थिति में अंगरेजी अनुवाद ही मान्य होगा।
o. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.

द) स्थल की ऊँचाई और/या संरचना की ऊँचाई के किसी भी विवाद में अनुमन्य अधिकतम ऊँचाई एएमएसएल में ही मान्य होगी।
p. In case of any dispute with respect to site elevation and/or AGL height, Permissible Top Elevation in AMSL shall prevail.



क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा कैबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट
मुंबई- 400099 दूरभाष संख्या : 91-22-28300606

Regional headquarter Western Region, Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East
Mumbai-400099 Tel. no. 91-22-28300606



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

JUHU/WEST/B/050421/544188

क्षेत्र का नाम / Region Name: पश्चिम/WEST

पदनामित अधिकारी/Designated Officer	16/07/2021
नाम/ पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date	मूसा टी. रफ़्तार महाप्रबन्धक (ए.टी.एम.), पश्चिमी क्षेत्र General Manager (A.T.M.) Western Region भारतीय विमानपत्तन प्राधिकरण, विमान क्षेत्र Mumbai / Mumbai 400 099 INDIA
द्वारा तैयार Prepared by	Muk 16/07/2021 MUSAT GUPTA MANAGER (ATM - JHU)
द्वारा जांचा गया Verified by	P.K. Srinivas 16/07/2021 AGM (ATM - DOAS)

ईमेल आईडी / EMAIL ID : nocwr@aai.aero
फोन/ Ph: 022-28300656



ANNEXURE/अनुलग्नक

Distance From Nearest Airport And Bearing (निकटतम विमानक्षेत्र से दूरी और बीयरिंग)

Airport Name/ विमानक्षेत्र का नाम	Distance (Meters) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से दूरी (मीटर में)	Bearing(Degree) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से बीयरिंग (डिग्री)
Juhu	1296.64	47.48
Navi Mumbai	26855.23	297.94
Santa Cruz	2824.03	303.99
NOCID	JUHU/WEST/B/050421/544188	

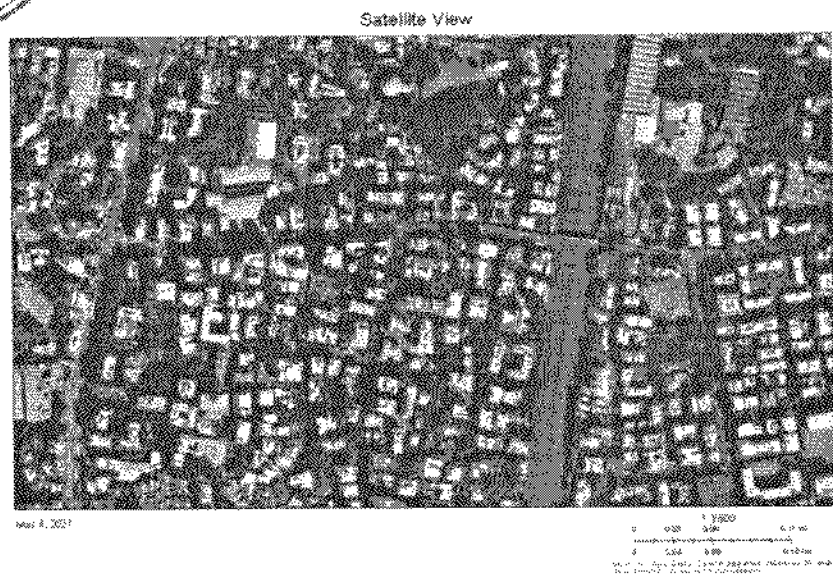
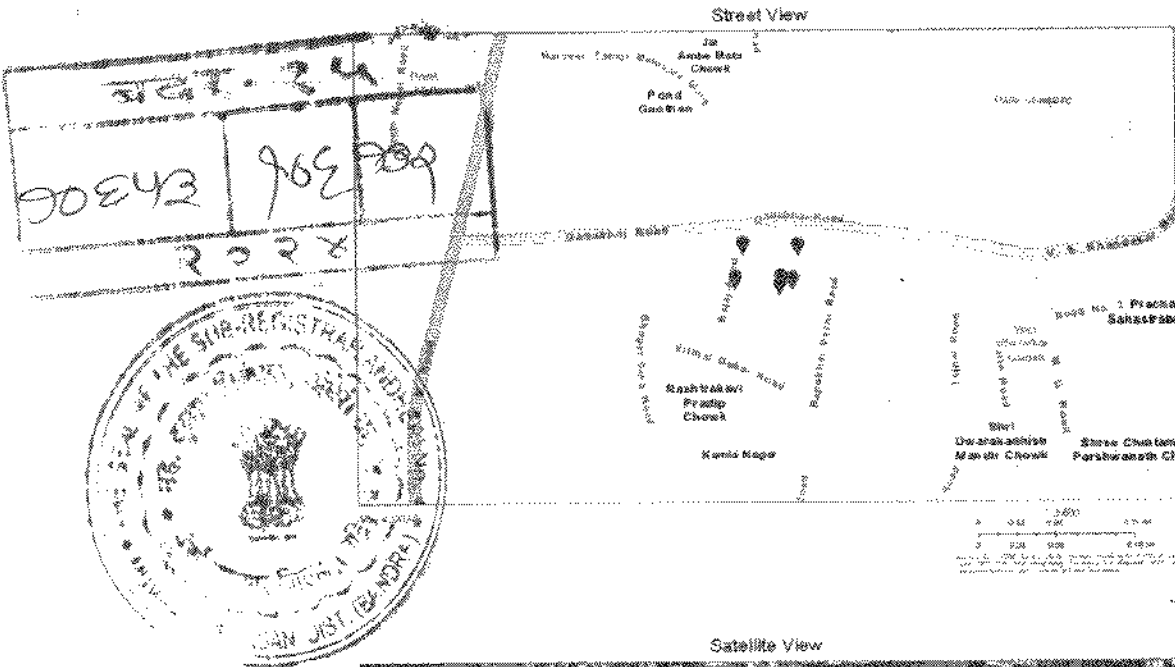
क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा कैबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट
मुंबई- 400099 दूरभाष संख्या : 91-22-28300606

Regional headquarter Western Region, Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East
Mumbai-400099 Tel. no. 91-22-28300606



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

JUHU/WEST/B/050421/544188



क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा केबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट
मुंबई- 400099 दूरभाष संख्या : 91-22-28300606
Regional headquarter Western Region,Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parte East
Mumbai-400099 Tel. no. 91-22-28300606



369/KPM/2021

TITLE REPORT

बदा-१५		
१०८५३	१००	७३२
२०२४		

Jet Speed Realtors Private Limited.
Unit No.1232-A, 12th Floor,
Hubtown Solaris Premises,
N. S. Phadke Road, Opp. Telli Galli,
Andheri (East),
Mumbai 400 069.

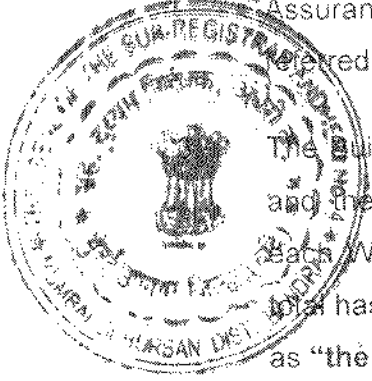


Dear Sirs,

1. Under your instructions, we have investigated the title of the Parle Co-operative Housing Society Limited, a Society registered under the provisions of Maharashtra Co-operative Societies Act, 1960, bearing Registration No. BOM/HSG/2354 of 1970 having its office at Anand Bhavan, 45, Bajaj Road, Vile Parle (West), Mumbai – 400 056 (hereinafter referred to as “the Society”), in respect of the said Property, as defined hereinafter, more particularly described in the Schedule hereunder written and in respect thereto, we submit our Report, inter alia, as under:-
2. By an Indenture dated 31st March, 1970, executed between Manharlal Matubhai and Anr. in the capacity of Sole Beneficiaries and the surviving Trustees under the Indenture of Settlement dated 31st March, 1931, therein referred to as the Vendors of the First Part, Mr. Shantikumar Dharamshi & Anr. therein referred to as the Confirming Parties of the Second Part and the Society therein referred to as the Purchasers of the Third Part, the Vendors therein have sold, conveyed, transferred and assigned and the Confirming Parties therein have confirmed unto the Society all that pieces or parcels of land bearing Final Plot No. 45 of Town Planning Scheme VI of Vile Parle corresponding to CTS No. 899A admeasuring 2598.68 sq. mtrs. situated lying and being at 45 Bajaj Road, Vile Parle West, Mumbai Suburban District (hereinafter referred to as “the Land”) together with structure standing thereon and more particularly described in the First Schedule thereunder written for the consideration and on

२०२१-२२		
१०८५३	१०८	१३२

the terms and conditions more particularly set out therein. The Deed of Conveyance is registered with the Sub-Registrar of Assurances under Serial No.BOM/R/1461 of 1970, hereinafter referred to "the Deed of Conveyance".



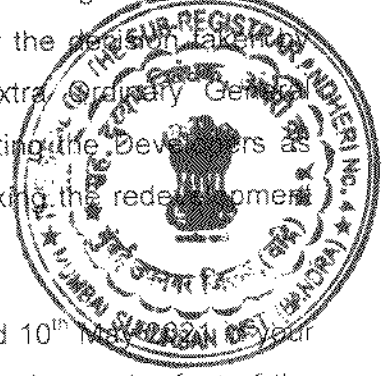
The Building standing on the Land is known as 'Anand Bhavan' and the same comprises of Wing 'A', Wing 'B' and Wing 'C', each Wing comprises of Ground plus 3 Upper Floors which in total has 40 residential Flats and 8 Shops (hereinafter referred to as "the Building").

4. The Land and the Building are hereinafter collectively referred to as "the said Property". The said Property is more particularly described in the Schedule hereunder written.
5. The Building is constructed in the year 1970-1971. The Members of the Society present in the meeting of the Society held on 25th March 2012 unanimously agreed for redevelopment of the said Property.
6. The Society invited Offers from various Developers / Builders.
7. Various Developers / Builders submitted its Offer to the Society including yourselves for undertaking the redevelopment of the said Property. You submitted your Offer to the Society on 5th February, 2021.
8. In the Extra-ordinary General Body Meeting of the Society held on 18th March 2021, you were short listed as the Developer for undertaking the redevelopment of the said Property.
9. In the Extra-ordinary General Body Meeting of the Society held on 1st May 2021, in presence of Mr. Rajendra Bhoi, the Authorised Officer appointed by the Dy. Registrar of Co-operative Societies, K/Y West Ward, Mumbai, you were selected by the majority of the Members as the Developers of the said Property.



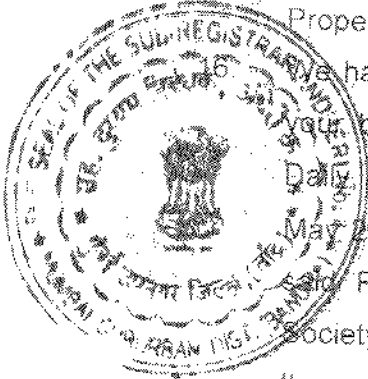
बदर-२५		
१०८५३	१०८	१३२
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10. The Dy. Registrar of Co-operative Societies by its letter dated 27th May, 2021 addressed to the Society, has granted his No-Objection and has given his approval for the decision taken by the Members of the Society in the Extra Ordinary General Meeting dated 1st May, 2021 for appointing the Developers as the Developer of the Society for undertaking the redevelopment of the said Property.
11. The Society issued a letter of Intent dated 10th May, 2021 in your favour which was accepted by you by signing at the foot of the letter.
12. By a Re-Development Agreement dated 27th August, 2021 executed between the Society therein referred to as the Society of the First Part, Ms. Meeta Zaveri and others therein referred to as the Members of the Second Part and yourselves, Jet Speed Realtors Private Limited, the Society and its Members have granted Re-development Rights in respect of the said Property in your favour on the terms and conditions set out therein. The Re-Development Agreement is registered with the Sub-Registrar of Assurances under serial No. BDR-1- 10747 of 2021 (hereinafter referred to as "the Re-Development Agreement").
13. By a Power of Attorney dated 6th September, 2021, the Society has granted Power of Attorney in favour of Mr. Keyur Shah, your Director for doing all acts, deeds, matters and things for undertaking the re-development of the said Property more particularly set out therein. The Power of Attorney is registered with the Sub-Registrar of Assurances under serial No. BDR-1-10959 of 2021.
14. The name of the Society is mutated in the Property Register Card in respect of the said Property.
15. Under your instructions, our Search Clerk, Mr. D. K. Patil has taken searches in the Office of the Sub-Registrar, Bandra and in the office of Sub-Registrar, Mumbai, from the year, 1970 till the date of the Report and the Search Clerk has submitted his



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Search Report dated 25th June, 2021. The Search Report dated 25th June, 2021 does not reveal any encumbrances on the said Property.

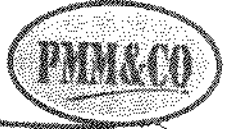


We have, under your instructions, also issued Public Notice on your behalf in English Daily, 'Free Press Journal', in Gujarati Daily, 'Janmabhoomi' and Marathi Daily, 'Nav Shakti', all on 27th May 2021, investigating the title of the Society in respect of the said Property thereby informing the public at large that the Society has agreed to grant redevelopment rights in respect of the said Property in your favour and inviting claims/ objections from the public at large in respect thereof. We have not received any claims/ objections from any person/s in respect of the said Property in response to the said Public Notices.

17. The Society does not have original Deed of Conveyance. The Society in its possession has a certified copy of the Deed of Conveyance issued by the Sub-Registrar of Assurances. We have inspected the certified copy of the Deed of Conveyance.
18. The Authorised Members of the Society have executed a Declaration on 4th September, 2021 declaring that the entire amount payable by the Society under the Deed of Conveyance are paid to the Vendors. Further they have declared that the Society has not deposited the original Deed of Conveyance and other documents with any person nor the Society has created any third party rights in respect of the same and that the Society has a clear and marketable title in respect of the said Property free from all encumbrances.
19. Subject to what is stated hereinabove, we are of the opinion that the Society has a clear and marketable title in respect of the said Property free from all encumbrances beyond reasonable doubts. You are entitled to redevelop the said Property on the terms and conditions of the Re-Development Agreement.

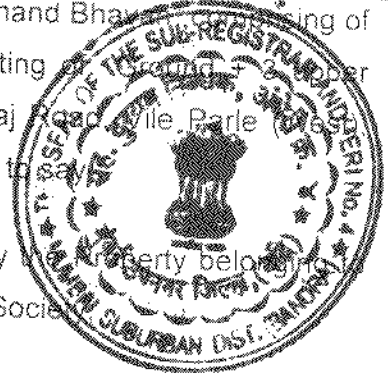
THE SCHEDULE OF THE SAID PROPERTY ABOVE REFERED TO

All that piece and parcel of land bearing Final Plot No.45 of T.P.S No.VI of Vile Parle (West) bearing C.T.S. No.899A admeasuring



अदर-१५		
१०८५३	१११	१३२

2598.68 square meters or thereabouts as per the Property Register Card together with the building known as "Anand Bhavan" consisting of Wings "A", "B" and "C" each wing consisting of 5 floors standing thereon situated at 45, Bajaj Road, Parle, Mumbai- 400056 bounded as follows, that is to say:



- On or towards the East : Partly by the Property belonging to Kapol Society
- On or towards the West : By 12.2 mtr. Bajaj Road.
- On or towards the North : By the Property called Shanti Villa;
- On or towards the South : By the Property belonging to Nivant Co-operative Housing Society Limited being Plot No. 45A.

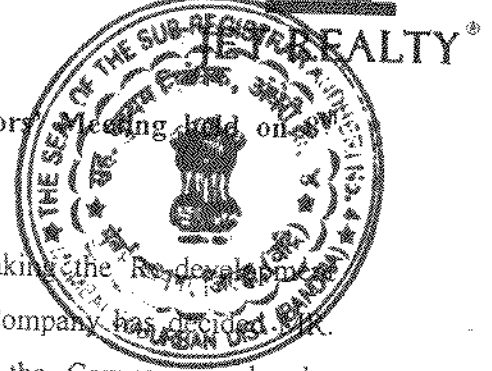
Dated this 8th day of September, 2021.

Yours faithfully,
For PRAVIN MEHTA AND MITHI & CO.

(Handwritten Signature)

Partner

बदर-२५	
१०६५/३	११२/३
२०२४	



Extract of minutes of Board of Directors
Meeting held on
July, 2021.

It was resolved that Company is undertaking the Re-development Project of M/S Nav Vileparle CHS Ltd, Company has decided. KEYUR HEMANT SHAH- Director of the Company is hereby authorized to do all such acts, deeds, matters, things and to sign and execute and register all the documents and to appoint Advocates, Solicitors, Architects & all others concerned professionals etc., and to sign execute plans and affirm all deeds, documents, affidavits, petitions, written statements, complaints etc., for and on behalf of the Company regarding Re-development Project undertaken for Society i.e Nav Vileparle Co-operative Housing Society Ltd, Plot bearing No. VI, C.T.S No. 899, Anand Bhavan, Vile parle(West), Mumabi - 400 056.

Certified that this is a true copy of the extract of meeting of the Board of Directors meeting held on 8th July, 2021

Date: 8th July, 2021

Place: Mumbai

For Jet Speed Realtors Pvt. Ltd.

Hemant *Keyur*
Hemant K Shah Keyur H Shah
Director Director



Jet Speed Realtors Pvt Ltd.


Regd Off : 49-50, Pravasi Industrial Estate, C-wing, 2nd Floor, Off Aarey Road, Goregaon (E), Mumbai - 400 063.
Admin Off : 1232-A, 12th Floor, Hubtown Solaris, N.S. Phadke Marg, Opp Telli Gali, Andheri (E), Mumbai - 400069.
Tel : 022-26832901 / 02 / 03 | Web : www.jetrealty.in

घोषणापत्र

सदर-१५		
90843	११३	१३२
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मी BHAVIN NAVINCHANDRA SALVI या द्वारे घोषित करती की, दुय्यम निबंधक ANDHERI - 4 यांच्या कार्यालयात AGREEMENT FOR SALE या शिर्षकाचा दस्त नोंदण्यासाठी सादर करण्यात आला आहे. KEYUR HEMANT SHAH व इ. यांनी दिनांक 15/02/2022 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत करून कबुलीजवाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक: 13/06/2024,


कुलमुखत्यारपत्रधारकाचे नाव
व सही

322/2260
Tuesday, February 15, 2022
11:41 AM

पावती

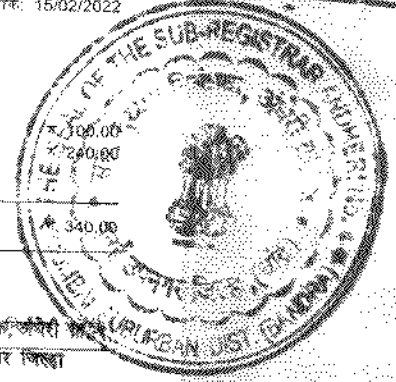
बखर-१५		
90EY3	998	732
Original/Duplicate		
नॉटरी क्र. 399		
Regn. 19M		
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पावती क्र.: 2561 दिनांक: 15/02/2022

गायाने नाक: बिलेपाली .
रजिस्ट्रारनाम अनुक्रमणक: बखर-1-2260-2022
दस्तावेजनामा प्रकार: कुलमुख्यवारपत्र
बादर करणाच्याने नाक: केपुट हेमंत शाह

नोंदणी फी
दस्त इत्यादींची फी
पुण्याची मंजुरी: 12

एकूण:



आरबास मूळ दस्त, बंधवेल सिट, मूची-२ बंदाने
12:00 PM ला वेळेस मिळेल.

[Signature]
सह. दुय्यम निबंधक, जिल्हाी अदालत, मुंबई उपनगर जिल्हा

वाजार मूल्य: ₹. 1/-
मोबदला ₹. 0/-
भाड्याने मूद्राक शुल्क: ₹. 500/-

- 1) देयकाचा प्रकार: DHC रकम: ₹. 240/-
डीडी/घनादेश/पि ऑर्डर क्रमांक: 1502202203587 दिनांक: 15/02/2022
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: ₹. 100/-
डीडी/घनादेश/पि ऑर्डर क्रमांक: MH013090630202122E दिनांक: 15/02/2022
बँकेचे नाव व पत्ता:

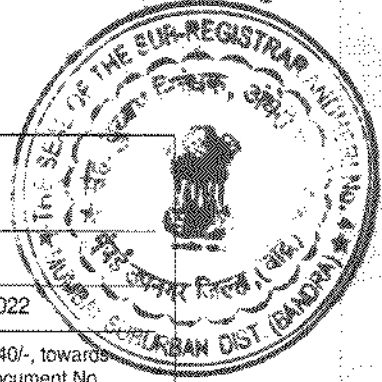
[Handwritten signature]

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON... 15/2/2022

बदर-२५
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Document **H**andling **C**harges
 Inspector General of Registration & Stamps



Receipt of Document Handling Charges

PRN 1502202203587 Receipt Date 15/02/2022

Received from DHC, Mobile number 9773485773, an amount of Rs.240/-, towards Document Handling Charges for the Document to be registered on Document No. 2260 dated 15/02/2022 at the Sub Registrar office Joint S.R. Andheri 1 of the District Mumbai Sub-urban District.

DEFACED

₹ 240

DEFACED

Payment Details

Bank Name SBIN	Payment Date 15/02/2022
Bank CIN 10004152022021503270	REF No. 204611261793
Deface No 1502202203587D	Deface Date 15/02/2022

This is computer generated receipt, hence no signature is required.

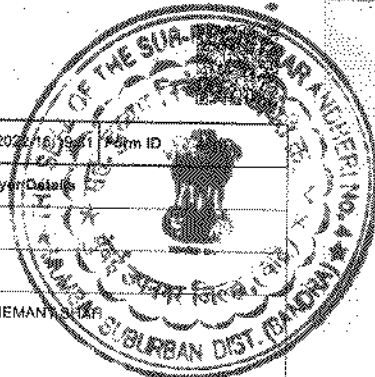


बदर - २५६
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बदर-१५
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CHALLAN
 MTR Form Number-6



GRN	MH013090630202122E	BARCODE	Date		14/02/2022 16:09:11	Form ID
Department	Inspector General Of Registration		Payment Details			
Type of Payment	Stamp Duty		TAX ID + TAN (If Any)			
	Registration Fee		PAN No (if Applicable)			
Office Name	BDR1_JT SUB REGISTRAR ANDHERI NO 1		Full Name	KEYUR HEMANT SHARMA		
Location	MUMBAI		Flat/Block No.	2ND FLOOR SASHNIL BUILDING 15 JAHIND		
Year	2021-2022 One Time		Premises/Building	SOCIETY		
Account Head Details		Amount In Rs.	Road/Street	12TH N S ROAD JUHU		
0030045501	Stamp Duty	500.00	Area/Locality	VILE PARLE WEST		
0030083301	Registration Fee	100.00	Town/City/District			
			PIN	4 0 0 0 4 9		
			Remarks (If Any)	Second Party Name=BHAVIN NAVINCHANDRA SALVI-		
			Amount In	Six Hundred Rupees Only		
Total		600.00	Words			
Payment Details		PUNJAB NATIONAL BANK		FOR USE IN RECEIVING BANK		
Cheque/DD Details		Bank CIN	Ref. No.	03006172022021400982	360897832	
Chaque/DD No.		Bank Date	RBI Date	14/02/2022-16:21:07	Not Verified with RBI	
Name of Bank		Bank-Branch	PUNJAB NATIONAL BANK			
Name of Branch		Scroll No. , Date	Not Verified with Scroll			



Department ID : Mobile No. : 9773485773
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नोट:- चालन केवल दस्तावेज निलंबक कार्यालय में नोंदणी करवावस्था दर्जनासाठी लागू आहे. नोंदणी न करवावस्था दर्जनासाठी अदर चलन लागू नाही.

बदर - १५
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GRN: MH013090630202122E Amount: 600.00 Bank: PUNJAB NATIONAL BANK Date: 14/02/2022-16:19:31

2	(S)-322-2260	0006358848202122	15/02/2022-11:41:34	IGR186	500.00
Total Defacement Amount					800.00

बदल-२५

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बदल-२५

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बदर-१५		
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2028		

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME I MR. KEYUR HEMANT SHAH, an adult inhabitant of Mumbai, residing at 2nd floor, Sashnil Building, 15 Jaihind Society, 12th E, Parle(West), Juhu, Mumbai- 400 049, do hereby SEND GREETINGS :

WHERE AS I am carrying on business inter alia of Builders and Developers / Promoters and in the course of my business I am holding the position of either Director and/or shareholder or Partner in LLPs and as the case may be in the following institutions/companies/LLPs

- 1) Jet Speed Realtors Pvt. Ltd- Director
- 2) Jet Builders LLP- Partner
- 3) Time and Jet Realty LLP- Partner

AND WHEREAS I am required to execute diverse agreements, deeds, including sale and purchase agreements, leave & License Agreements etc., on behalf of the above entities and also for myself on my personal capacity i.e for Keyur Hemant Shah.

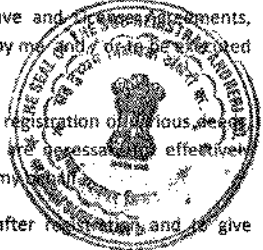
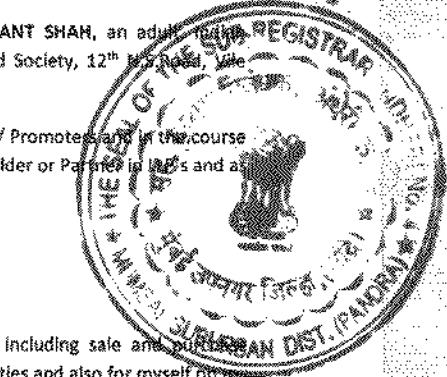
AND WHEREAS it is difficult for me to personally appear before the Sub-Registrar of Assurances, for admission and presentation and for registration of various Agreements, deeds, including agreement for Sale and Purchase and Leave and License Agreements, undertakings, declaration or other documents.

AND WHEREAS I am desirous of appointing a fit and proper person to represent me in entering into and/or executing various diverse agreements including purchase and sale Agreements, leave and license agreements for our above firms.

NOW KNOW ALL YE MEN THAT BY THESE PRESENTS, I MR. KEYUR HEMANT SHAH, do hereby nominate, constitute and appoint BHAVIN NAVINCHANDRA SALVI, an adult, Indian inhabitant, residing at 121, Vrajesh Apartment, Bhadran Nagar, Khajuria Tank Road, Malad (West), Mumbai 400 064, to be my our true lawful attorneys for me and in my names and on my behalf to do or cause to be done all or any of the followings acts, deeds, matters and thing that is to say :

N
Keyur Hemant Shah

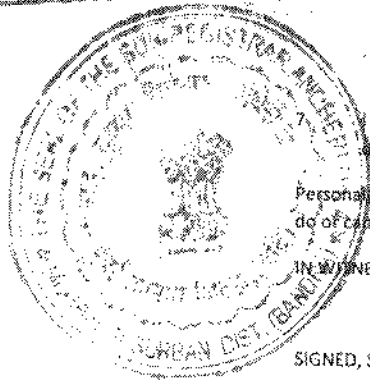
1. To admit and execute Agreement for sale, Purchase and Leave and License Agreements, undertaking, declaration, Deed of Cancellation already executed by me and to be executed by me hereafter on my behalf.
2. To appear before Sub-Registrar of Assurance for the purpose of registration of various Agreements, Undertaking, Declaration etc. to do all acts that are necessary for effectively registering the said Agreements, undertaking, Declaration etc on my behalf.
3. To receive documents or documents from the Sub-Registrar after registration, and to give proper receipts and discharge for the same.
4. To appear before any Court or Authority (including the Superintendent of Stamps and Registrar of Assurance) for the purpose of any matter relating to the Stamp Duty and Registration and declaration and declaration of value or any other proceedings connected with the same in my behalf.
5. To engage pleader or authorized representatives to act on my behalf in the said proceedings to do all other acts, that may be necessary for the proper completion of the work assigned by us to our Attorneys under these presents.
6. To Apply for inspection and inspect the document and records before the concerned authorities and apply for and to receive certified copies or order or any documents of Courts by virtue of this Power of Attorney.



बदर - १ २३३		
2260	9	97

N
Keyur Hemant Shah

नगर - २५		
३०६५३	१२०	७३३
२०२४		



I do hereby ratify and confirm that all acts, deeds and things done by said Attorney shall be deemed to have been acts, deeds and things done by me

Personally and I undertake to ratify and confirm all and whatsoever that my said Attorney shall lawfully do of course to be done for me by virtue of the power hereby given.

IN WITNESS WHEREOF, I have executed the power on 15.10.23

SIGNED, SEALED AND DELIVERED

By the withinnamed EXECUTANT

MR. KEYUR HEMANT SHAH

[Handwritten signature]



(EXECUTANTS)

In the presence of

- 1) *[Signature]*
- 2) *[Signature]*

I accept,

MR. BHAVIN NAVINCHANDRA SALVI

Specimen signature of Attorney

Identified by me,

[Handwritten signature]



Before me.

- 1) *[Signature]*
- 2) *[Signature]*



नगर - २५		
२२६६	६०	७२
२०२३		

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

व्यक्तिगत आयकर खाते
Permanent Account Number Card
ARUP93776L

BRHAVIN NAVINCHANDRA SALVI
BRHAVIN NAVINCHANDRA SALVI
22/01/1982

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

KEYUR HEMANT SHAH
HEMANT SHAH
05/03/1982
AKJP58653D

बदर-१५
90843 929 732
2028

भारत सरकार
GOVERNMENT OF INDIA

KEYUR HEMANT SHAH
Keyur Hemant Shah
जन्म तारीख / DOB : 05/03/1982
पुरुष / Male

3234 1750 1280

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA

KEYUR HEMANT SHAH
Keyur Hemant Shah
जन्म तारीख / DOB : 05/03/1982
पुरुष / Male

3234 1750 1280

1000 100 1001

3234 1750 1280



भारत सरकार
GOVERNMENT OF INDIA

भावीन नवीनचंद्र सालवी
Bhavin Navinchandra Salvi
जन्म तारीख / DOB: 22/01/1982
पुरुष / MALE

8904 7357 6613

आधार-सामान्य माणसाचा अधिकार

भावीन नवीनचंद्र सालवी
Bhavin Navinchandra Salvi
जन्म तारीख / DOB: 22/01/1982
पुरुष / MALE

8904 7357 6613

आधार-सामान्य माणसाचा अधिकार

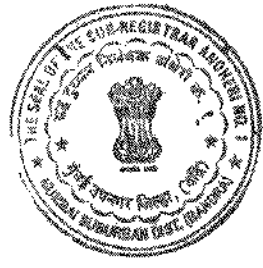
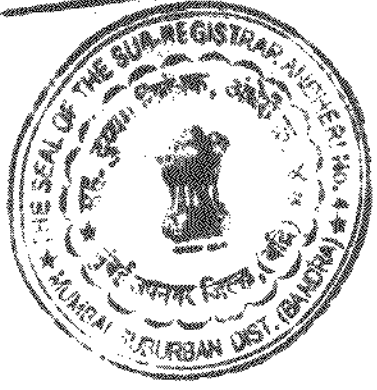
पता:
S/O: भावीनचंद्र सालवी,
121- ब्रह्म अपार्टमेंट, 1
फ्लोर, खड्गिचा टँक रोड,
मिनाप चिपेट्टर समीप,
भाद्रपद नगर, माताड वेस्ट,
मुंबई, मुंबई,
महाराष्ट्र - 400064

Address:
S/O: Navinchandra Salvi, 121-
Vrajsh Apt, 1st Floor, Khargur Tank
Road, Opp. Minaj Tower,
Nagar, Matia Road,
Mumbai,
Maharashtra

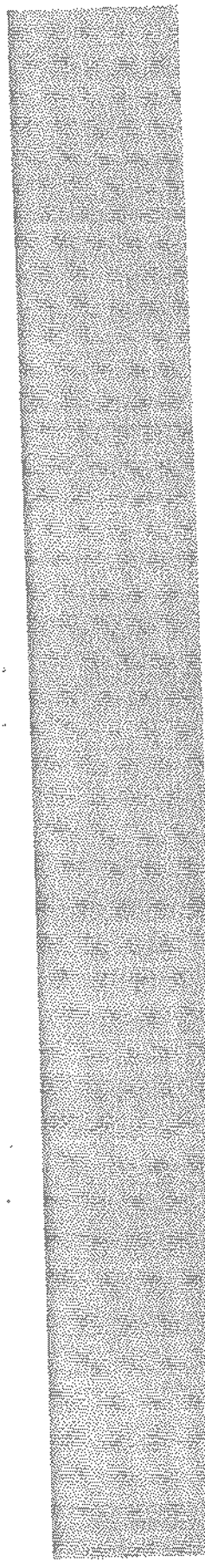


बदर-१०५
2200 6 92
2022

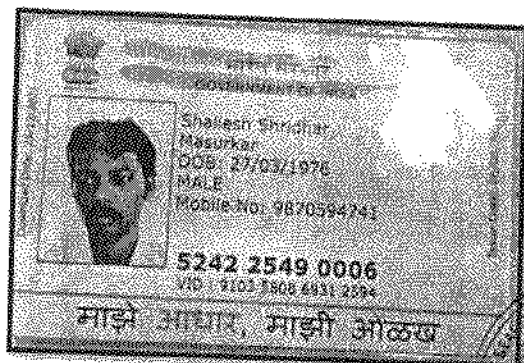
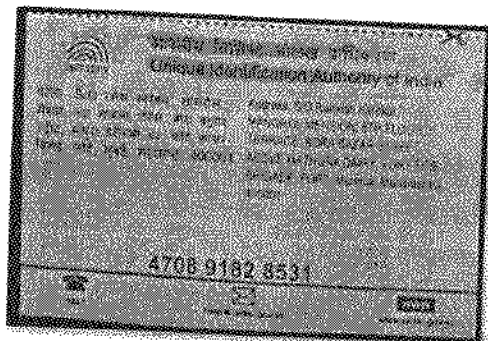
नखर-३५
 १०६५३ १२२१३२
 २०२४



२२६० २ १२
 २०२४



बदर-१५
 90843 9/23 732
 २०२४

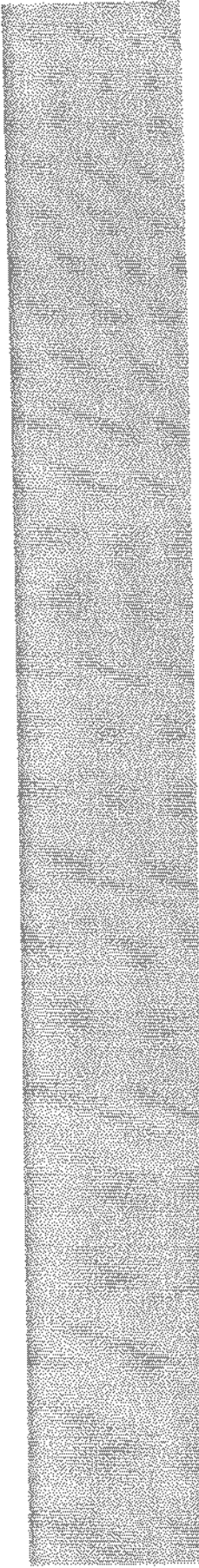


2280 e 92

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 २०२४
 ११४ १३९



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322/2260
बुधवार, 15 फेब्रुवारी 2022 11:41 म.पू.

बस्त योपशाग भाग-1

बदर-१५		
90843	924	732
2028		

दस्तावेज क्रमांक: बदर1 /2260/2022

वाजपार पत्रांक: न. 01/-

मंडळनामा: न. 00/-

धर्मपत्रे मुद्रांक शुल्क: न. 500/-

दू. नि. मद्र. दू. नि. तय्य 1 वाचे कार्यालय

क. क्र. 2260 वा दि. 15-02-2022

वेळी 11:39 म.पू. वा. दस्तावेज केला.

वाकनी: 2261

पावती दिनांक: 15/02/2022

साक्षरकरणाचे नाव: केदुर हेमंत गाह

वेळीची फी

रुपय हाताळणी फी

मुद्राफी रक्कम: 12



सह. बुध्दिम निवेष्टक अंधेरी क्र. १

[Handwritten Signature]

दस्तावेज करपासाठीची तारी:

[Handwritten Signature]

सह. बुध्दिम निवेष्टक अंधेरी क्र. १

दस्तावेज प्रकार: वृत्तमुद्राव्यापन

मुद्रांक शुल्क: (48-अ) जेव्हा एकाच संबन्धिताच्या संबन्धात एका किंवा अधिक दस्तऐवजांची नोंदणी करण्याचा एकमेव प्रयोजनासाठी किंवा अनेक किंवा अधिक व्यक्तींचा निष्पादित करण्याचे कर्तव्य करण्यासाठी केला असेल तेव्हा

शिक्का क्र. 1 15 / 02 / 2022 11 : 39 : 18 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 15 / 02 / 2022 11 : 40 : 46 AM ची वेळ: (फी)

बदर-१ IV		
2260	99	92
2022		



15/02/2022 11:43:54 AM

बम्ब गोपचार भाग-2

बदर 1
बदर क्रमांक: 2260/2022

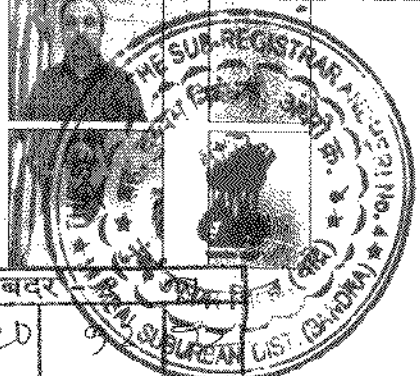
90943 732 732

सायाचित्र 3028

दस्तावेज क्रमांक: बदर 1/2260/2022
दस्तावेजा प्रकार: कुलमुहत्वागपत्र

- अनु क्र. पक्षकारांचे नाव व पत्ता
- नाम: केयूर हेमंत शहा
पत्ता: फ्लॉट नं. - बाळा नं: दुमरा मजला, इमारतीचे नाव: 18 जयशंकर
श्रीवायटी, स्थानित विन्डिंग, ब्लॉक नं: विन्डिंग पश्चिम, टोड नं:
12 वा पल पल रोड, वुड, मल्लाड, MUMBAI.
पिन नंबर: AXJPS8653D
 - नाम: भावीत नवीनचंद्र सातवी
पत्ता: फ्लॉट नं: मरुतिफा क्र. 121, बाळा नं: - इमारतीचे नाव: ब्रजेश
अपार्टमेंट, ब्लॉक नं: मालाड पश्चिम, टोड नं: भद्रन मधर, खड्गुतिया
टॅंक रोड, मल्लाड, MUMBAI.
पिन नंबर: ARUPS3776L

पक्षकारांचा प्रकार
कुलमुहत्वाग देणारा
वय: 39
स्वाधारी:-
पॉवर ऑफ अटॉर्नी
होमर
वय: 40
स्वाधारी:-



बरीत दस्तऐवज करून देणारा त्रुपाकधीत कुलमुहत्वागपत्र चा दस्त ऐवज करून दिण्याचे
शिक्का क्र.3 ची वेळ: 15/02/2022 11:42:02 AM

बदर 1
बदर क्रमांक: 2260/2022

2260

सायाचित्र 3022

शेवटचा:-
खात्रीत इमाम असे निवेदीत करणारा की ते दस्तऐवज करून देणा-यांना व्यक्तीचा: ओळखतात.

- अनु क्र. पक्षकारांचे नाव व पत्ता
- नाम: शैलेन श्रीधर मयूरकर
वय: 45
पत्ता: 2004, दुमरा मजला, केशव कुंज गाई रथ सीएचएस., तेसी मल्ली क्रॉस
रोड, अंधेरी पूर्व, मुंबई
पिन कोड: 400089
 - नाम: कृष्णा कारंकर
वय: 26
पत्ता: ऑफिस क्र. 30, तळ मजला, विन्डिंग नं. 8, द मल्लाड सी.एच.एस.एन.,
मराठ मालू इन्डिया मॉर्ग, पीट्रॉल रोड, मालाड पूर्व, मुंबई
पिन कोड: 400097

पक्षकारांचा प्रकार
वय: 45
स्वाधारी:-
वय: 26
स्वाधारी:-



शिक्का क्र. 4 ची वेळ: 15/02/2022 11:42:47 AM

सहाय्यक निबंधक, अंधेरी क्र. १

प्रमाणित करण्याचे घेते की, या
दस्तावेज मध्ये एकूण 32 पाने आहेत.
पुस्तक क्र. बदर-१/२०२२/२०२२
बदर नोंदला, दिनांक 15-FEB-2022

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used AI	बदर-१/२०२२/२०२२ सहाय्यक निबंधक, अंधेरी क्र. १, मुंबई उपनगर विभाग.
1	KEYUR HEMANT SHAH	eChallan	03006172022021400982	MH013090630202122E	500.00	SD	0006356848202122 15/02/2022
2	KEYUR HEMANT SHAH	eChallan		MH013090630202122E	100	RF	0006356848202122 15/02/2022
3		DHC		MH013090630202122E	240	RF	1502202203567D 15/02/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC:Document Handling Charges]



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For feedback, please write to us at feedback.usinfo@gmail.com

2260/2022

आयकर विभाग
INCOME TAX DEPARTMENT

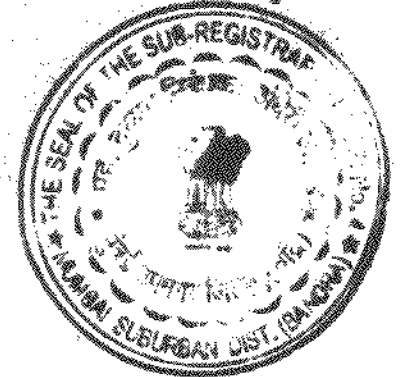
भारत सरकार
GOVT. OF INDIA

JET SPEED REALTORS PRIVATE LIMITED
 06/12/2006
 Permanent Account Number
AACCD2841D

Signature

बदर-२५

90843	920932
२०२४	




आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA


KEYUR HEMANT SHAH
HEMANT SHAH
 05/03/1982
 Permanent Account Number
AXJPS8653D

Signature



भारत सरकार
GOVERNMENT OF INDIA

केयूर हेमंत शाह
Keyur Hemant Shah
जन्म तारीख/DOB: 05/03/1982
पुरुष/ MALE
Mobile: 9819332501



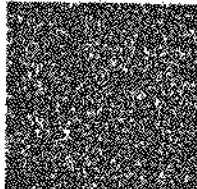
3234 1750 1280

माझी आधार, माझी ओळख

भारतीय पहचान आयोग/भारत सरकार
UIDAI/Ministry of Information and Public Relations, Government of India

पता:
S/O: हेमंत शाह, सश्रीला बिल्डिंग, २व्या मंजूर, जय हिंद सोसायटी, १२ एन.एस. रोड, जुहू स्कीम, मुंबई, महाराष्ट्र - ४०००४९

Address:
S/O: Hemant Shah, Sashri Building, 2nd Floor, Jai Hind Society, 12th N.S. Road, Juhu Scheme, Mumbai, PC: Juhu, DIST: Mumbai, Maharashtra - 400049




3234 1750 1280
VID: 9184 0882 7888 7841


1847 | help@uidai.gov.in | www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

JIMIR S SHAH
SURYAKANT CHANDULAL SHAH
03/10/1984
 Permanent Account Number
AUJPS6045G


 Signature



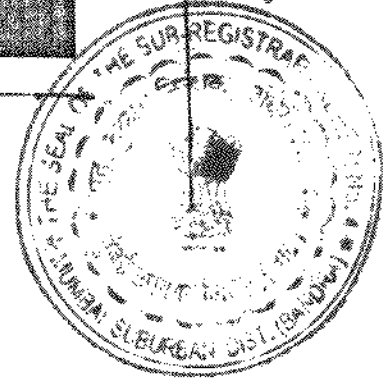
आधार


भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

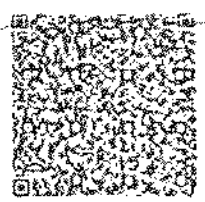
बंदर - १५
 १०५ १३२
 २०२४

नॉटिफिकेशन क्रमांक / Enrollment No. : 0000/00500/15625

To
Jimir Suryakant Shah
जिमीर सुर्यकांत शाह
 602, Aangan Building Bhatia House
 Paranjape Scheme A Road No 3
 Near Sun City Theatre
 Vile Parle East
 Mumbai
 Vileparle (East), Mumbai Suburban,
 Maharashtra - 400057
 9833690660




 KA561117284FH
 56111728



आपला आधार क्रमांक / Your Aadhaar No. :

4284 6168 0386

माझे आधार, माझी ओळख

भारत सरकार
Government of India

जिमीर सुर्यकांत शाह
Jimir Suryakant Shah



जन्म तारीख / DOB: 03/10/1984
 पुरुष / Male
4284 6168 0386



Jimir Shah

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRATIK SURYAKANT SHAH
SURYAKANT CHANDULAL SHAH

22/04/1978

Permanent Account Number

ABDPS89490

Pratik S. Shah
Signature



बंदर-१५		
90843	ME	93A
R8		



4a8h



भारत सरकार
Unique Identification Authority of India
Government of India



नॉ. विचारक पत्र / Enrollment No. : 0000/00500/35900

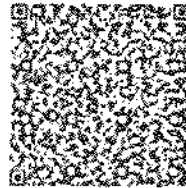
01/02/2017

To
Pratik Suryakant Shah
प्रतिक सुर्यकान्त शाह
Suryakant C Shah
602, Aangan Building, Bhatia House
Road No 3,
Near Sun City Theatre
Paranjape Scheme A
Mumbai
Vileparle (East), Mumbai Suburban,
Maharashtra - 400057
9869088801



KA581117647FH

56111764



आपला आधार क्रमांक / Your Aadhaar No. :

6118 7414 4787

माझे आधार, माझी ओळख



भारत सरकार
Government of India

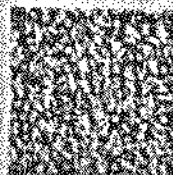
प्रतिक सुर्यकान्त शाह
Pratik Suryakant Shah





जन्म तारीख / DOB: 22/04/1978

पुल्ल / Male

6118 7414 4787





Pratik S. Shah

ओमकार किसान चांगुले
Omkar Kisan Chaugule
 जन्म तिथि/DOB: 16/01/1998
 पुरुष/ MALE

9056 9193 0866
 VID - 9141 7768 1111 4014
 मराठवाडा सरकार, मराठी पत्रकारिता

Om

ओमकार किसान चांगुले
Omkar Kisan Chaugule
 जन्म तिथि/DOB: 16/01/1998
 पुरुष/ MALE

9056 9193 0866
 VID - 9141 7768 1111 4014

बदल-१५

508	3	930	932
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२०२४






साधन्य साधन्याचा अधिकारी
Sadhanya Sadhanya's Officer

6830 8832 3332

Pocary

भारतीय सिविल सेवा आयोग
INDIAN CIVIL SERVICE COMMISSION

Address: 210, Naraina Complex, Naraina, New Delhi - 110028
 Address: 210, Naraina Complex, Naraina, New Delhi - 110028

401/10653

संख्या: 13 जून 2024 6:48 म.सं.

दस्त गोपवारा भाग-1

बदर 15

दस्त क्रमांक: 10653/2024

दस्त क्रमांक: बदर 15 /10653/2024

वाजान मूल्य: ₹. 3,46,87,934/-

मातृदत्तमा: ₹. 5,59,36,000/-

भरणेचे मूल्यांक शुल्क: ₹. 33,56,200/-

द. नि. मज. द. नि. बदर 15 बांचे कार्यालयान

पावनी: 11732

पावनी दिनांक: 13/06/2024

अ. क्र. 10653 वर दि. 13-06-2024

मादरकरणाचे नाव: जिमीर शाह

नोजी 6:46 म.सं. वा. दस्त केवळ.

नोंदणी फी

₹. 30000.00

दस्त हानाकणी फी

₹. 2600.00

पृष्ठांची संख्या: 130

Zimish

दस्त करण घेण्यासाठी मंत्री:

कमी पडलेली घन 2

मूल्य: 32600.00

रु.: 40 इ.पा.क्र. 11760

अनन्वे वसूल करण्यात आले.

Am
मज. द. नि. अधरी-4

Am
मज. द. नि. अधरी-4

दस्ताचा प्रकार: करणमासा

पुढाचे शुल्क (एच) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत अमलेच्या कोणत्याही पटक क्षेत्राच्या हद्दीत किंवा उपा-खंड (टीन) मध्ये नसून न कोणत्याही कोणत्याही नात्याने प्राप्त.

दिनांक: 13/06/2024 06:46:39 PM ची वेळ: (मादरीकरण)

दिनांक: 2/13/06/2024 06:47:34 PM ची वेळ: (फी)

प्रतिज्ञापत्र

● सदर दस्तावेज हा नोंदणी १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस वाकल केलेला आहे. ● दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. ● दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

Zimish
लिखित घेणारे:

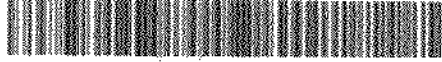
Zimish
लिखित घेणारे:

बदर-१५

90E43	737	932
२०२४		

Pratik H. Man





दस्त गोपनार भाग-2

बदर 15
दस्त क्रमांक: 10653/2024

13/06/2024 6 50:20 PM

दस्त क्रमांक :बदर15/10653/2024

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:जेट स्पीड रिजल्ट्स प्रायव्हेट लिमिटेड चे संचालक केवुर एच. शाह तर्फे मुखत्यार भावीन नवीनचंद्र साळवी पत्ता:प्लॉट नं: युनिट नं. 1232- ए, माळा नं: 12 वा मजला, इमारतीचे नाव: हबटाउन सोलारिस प्रिमायसेस, ब्लॉक नं: अंधेरी (पूर्व), रोड नं: एन.एस. फडके रोड, तेल्ली मल्लीच्या समोर, महाराष्ट्र, MUMBAI. पॅन नंबर:AACCD2841D	लिहून घेणार वय :-42 स्वाक्षरी:-		
2	नाव:जिमीर शाह पत्ता:प्लॉट नं: सदनिका क्र. 602, माळा नं: -, इमारतीचे नाव: आंगन बिल्डिंग, भाटिया हाऊस, ब्लॉक नं: विलेपार्ले (पूर्व), रोड नं: परांजपे स्कीम ए रोड नं. 3, सनसिटी विएटरच्या जवळ, महाराष्ट्र, मुंबई. पॅन नंबर:AUJPS6045G	लिहून घेणार वय :-39 स्वाक्षरी:-		
3	नाव:प्रतीक शाह पत्ता:प्लॉट नं: सदनिका क्र. 602, माळा नं: -, इमारतीचे नाव: आंगन बिल्डिंग, भाटिया हाऊस, ब्लॉक नं: विलेपार्ले (पूर्व), रोड नं: परांजपे स्कीम ए रोड नं. 3, सनसिटी विएटरच्या जवळ, महाराष्ट्र, मुंबई. पॅन नंबर:ABDPS8949Q	लिहून घेणार वय :-46 स्वाक्षरी:-		

Kevur A. Shah
Jimir Shah
Pratik Shah

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 13 / 06 / 2024 06 : 49 : 23 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:प्रकाश चिंदरकर वय:53 पत्ता:ऑफिस क्र . 30, तळ मजला ,बिल्डिंग नं. 8, द मालाड सी.एच.एस.एल., सराफ मातृ हॉलच्या समोर, पोद्दार रोड, मालाड पूर्व, मुंबई पिन कोड:400097	स्वाक्षरी <i>Prakash</i>	
2	नाव:ओमकार चौगुले वय:26 पत्ता:ऑफिस क्र . 30, तळ मजला ,बिल्डिंग नं. 8, द मालाड सी.एच.एस.एल., सराफ मातृ हॉलच्या समोर, पोद्दार रोड, मालाड पूर्व, मुंबई पिन कोड:400097	स्वाक्षरी <i>Omkar</i>	

शिक्का क्र.4 ची वेळ: 13 / 06 / 2024 06 : 50 : 00 PM

Omkar
सह. दु. नि. अंधेरी-4

बदर-१५
90843 932 932

प्रमाणित करणेत येते की, या दस्तामध्ये एकूण... पाने आहेत.
बदर-१५/ 90843 2024
पुस्तक क्र. १, क्रमांक...
नोंदला : 93/12/2024

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN Licence	Amount	दिनांक Used At	Deface Number	Deface Date
1	JIMIR SHAH AND OTHER	eChallan	00040572024061079620	MH003485054202425E	335620	सह. दु. नि. अंधेरी-4	0001945348202425	13/06/2024
2		DHC		0624134907414	600		0624134907414D	13/06/2024
3		DHC		0624135807335	2000		0624135807335D	13/06/2024
4	JIMIR SHAH AND OTHER	eChallan		MH003485054202425E	30000		0001945348202425	13/06/2024

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]